

# I-81 VIADUCT PROJECT

## SECTION 6-3-1

### LAND ACQUISITION, DISPLACEMENT, AND RELOCATION

This section identifies the anticipated acquisition of real property required to implement the I-81 Viaduct Project and assesses the potential effects associated with displacement of residents, businesses, and other uses.

Anticipated acquisitions include:

- Full and Partial Acquisitions: These would occur when all or a portion of a tax parcel is transferred from existing ownership to transportation right-of-way, pursuant to applicable State and Federal regulations, thereby dissolving its current ownership and potentially requiring relocation of the existing use.
- Temporary and Permanent Easements: Temporary easements acquire the use or control of a piece of property for specific use(s) during a construction project for a set or limited duration of time (usually the length of the construction contract). The owner is compensated for their inconvenience, loss of value, or loss of access on the temporary easement. A permanent easement is the acquisition of certain rights and interest to use or control a property for a designated purpose. In most cases, the property owner retains the use of the property for other functions that do not interfere with the purpose of the easement.

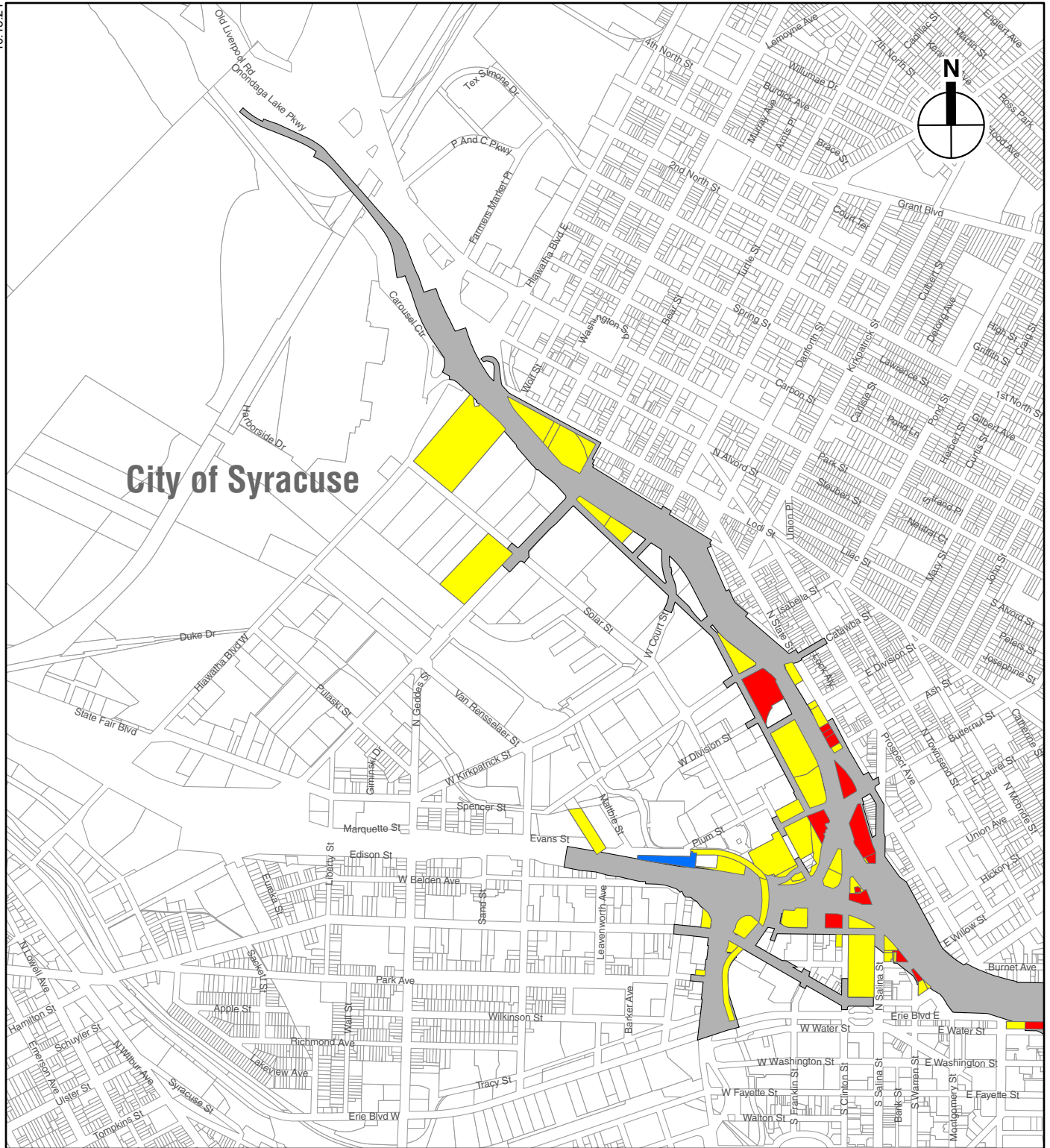
A Federally funded project must adhere to the Uniform Standards of Professional Appraisal Practice (USPAP) and Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as codified in 42 USC Sections 4601 et seq., and the applicable implementing regulations set forth in 49 CFR Part 24 (collectively, “the Uniform Act”). The Uniform Act protects the rights of property owners and tenants of the property that is acquired in order to implement the Project. It intends to ensure that individuals do not suffer disproportionate injuries because of programs and projects designed for the benefit of the public as a whole, and to minimize the hardship of displacement on such persons. In New York, acquisition of real property must also adhere to the New York State Eminent Domain Procedures Law (EDPL), which seeks to establish the exclusive procedure by which property is acquired in New York State, ensure just compensation is paid, and establish opportunities for public participation in the planning of projects necessitating the exercise of eminent domain.

#### 6-3-1.1 AFFECTED ENVIRONMENT

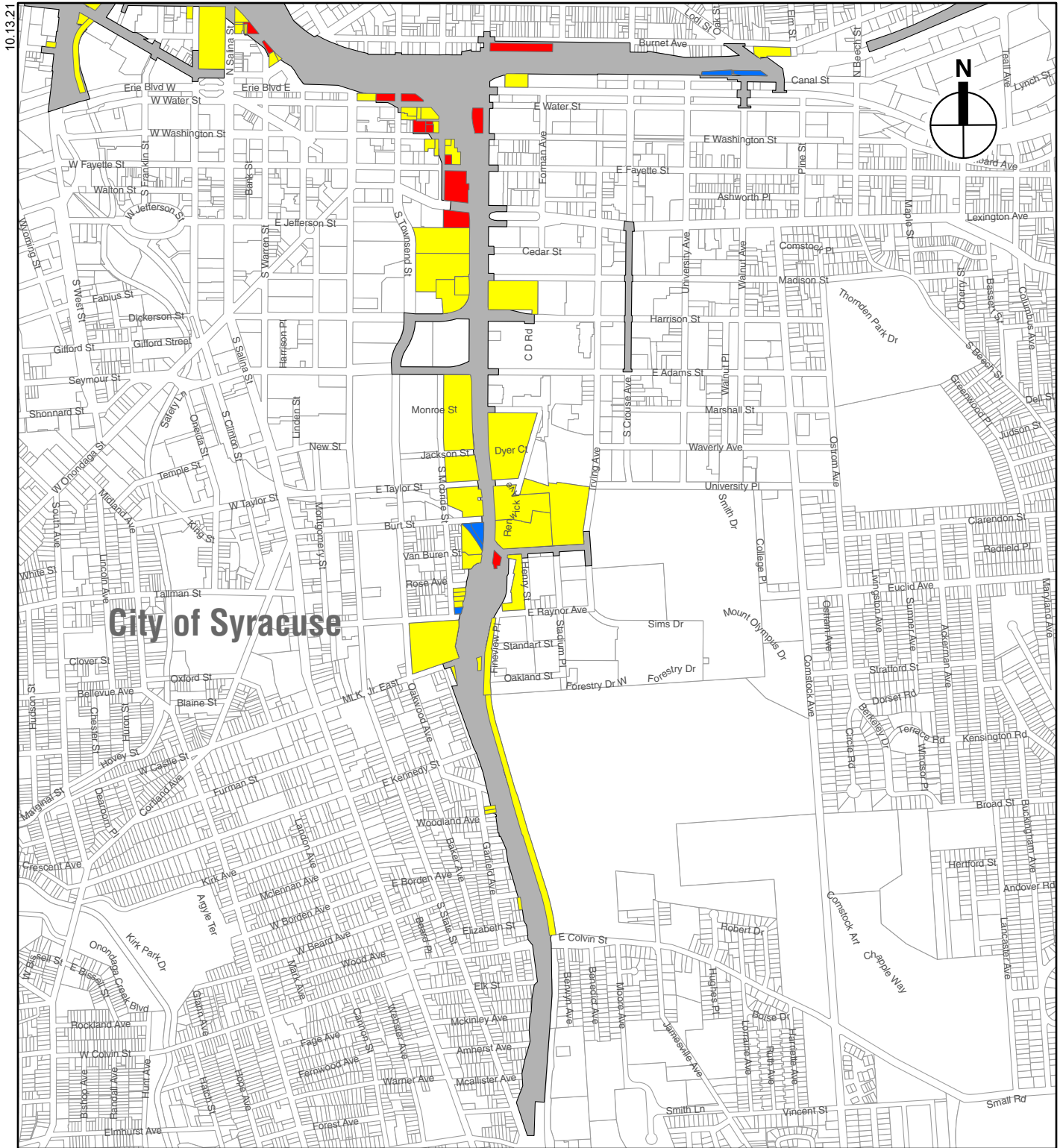
As described in **Section 6-1, Introduction**, the four study areas for the Project are the Central Study Area, I-481 South Study Area, I-481 East Study Area, and I-481 North Study Area (see **Figure 6-1-1**).

##### 6-3-1.1.1 METHODOLOGY

The limits of disturbance for each alternative were used to identify those properties for which land acquisition or easements would be required for the construction and/or operation of the Viaduct or the Community Grid Alternatives. Geographic Information Systems (GIS) databases obtained from the City of Syracuse, Onondaga County, and the State of New York were used to identify and graphically depict the affected parcels (as shown in **Figures 6-3-1-1a through 6-3-1-1d** and **Figures 6-3-1-2a through 6-3-1-2g**) and to obtain available parcel-level data, such as parcel square footage and area of parcel to be acquired. In addition, tax assessment and rate data were

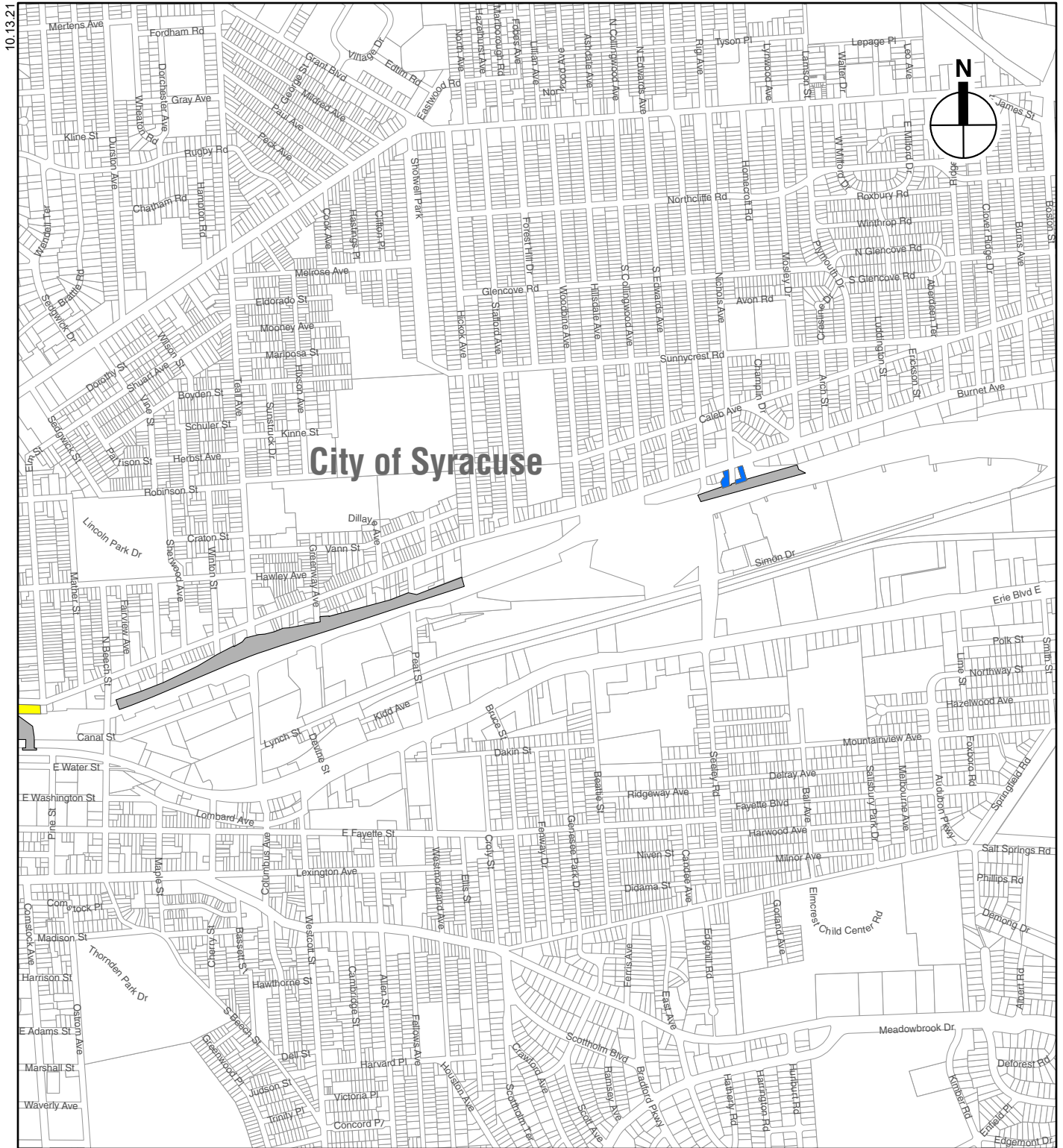


Land Acquisitions: Viaduct Alternative  
Central Study Area (Northern Portion)  
**Figure 6-3-1-1a**

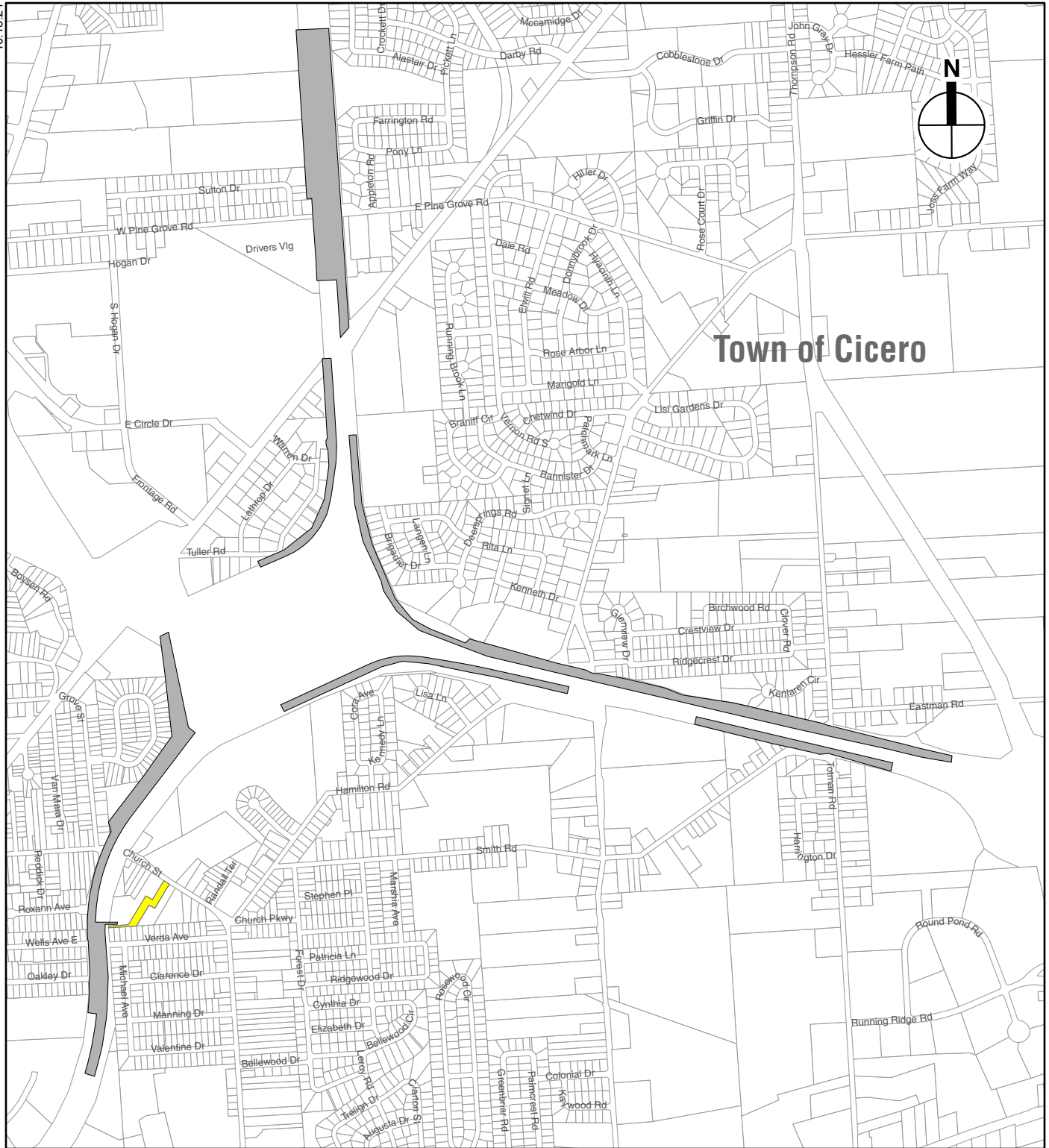


Land Acquisitions: Viaduct Alternative  
Central Study Area (Southern Portion)



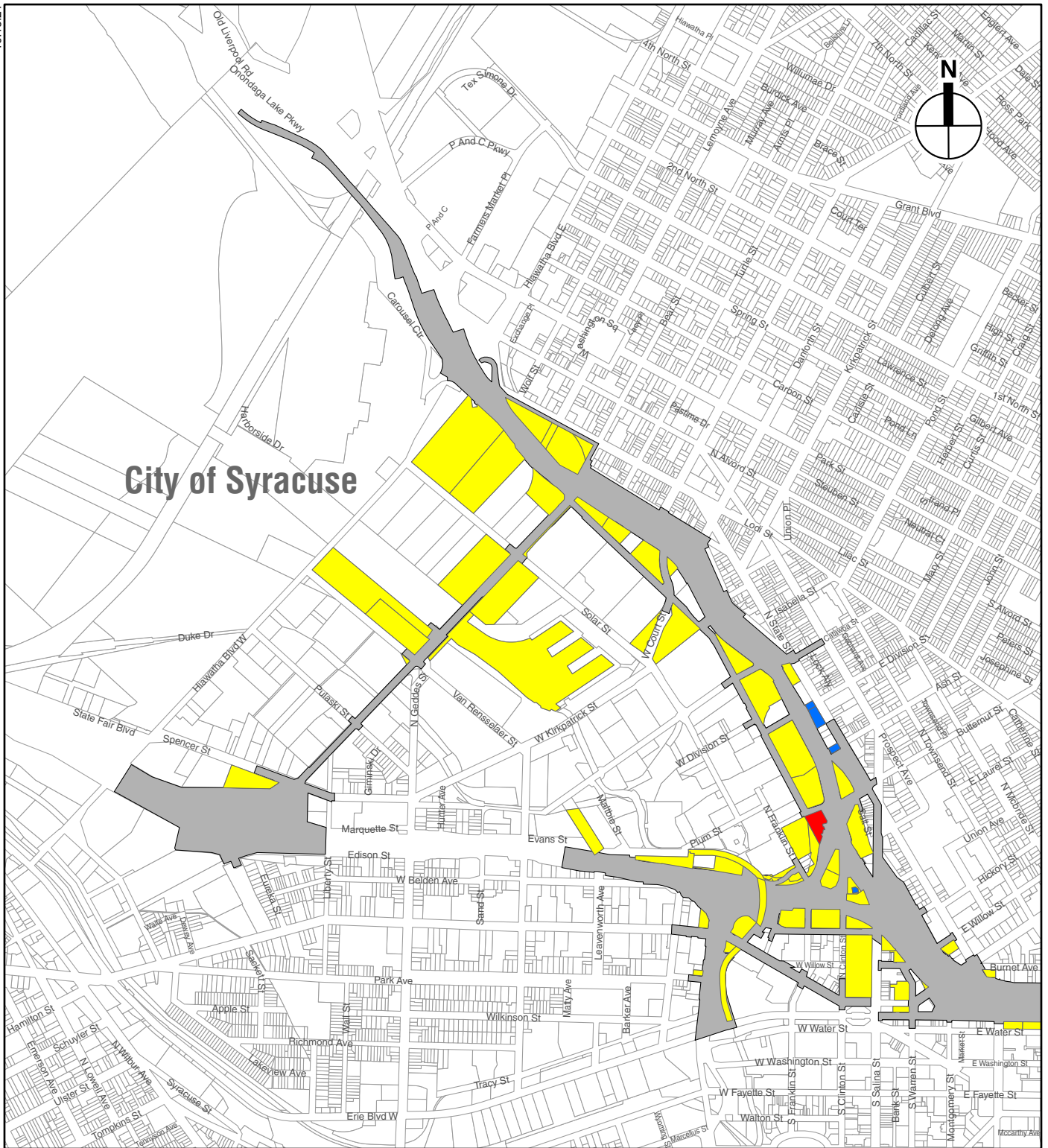


Land Acquisitions: Viaduct Alternative  
Central Study Area (Eastern Portion)



Land Acquisitions: Viaduct Alternative  
I-481 North Study Area  
**Figure 6-3-1-1d**

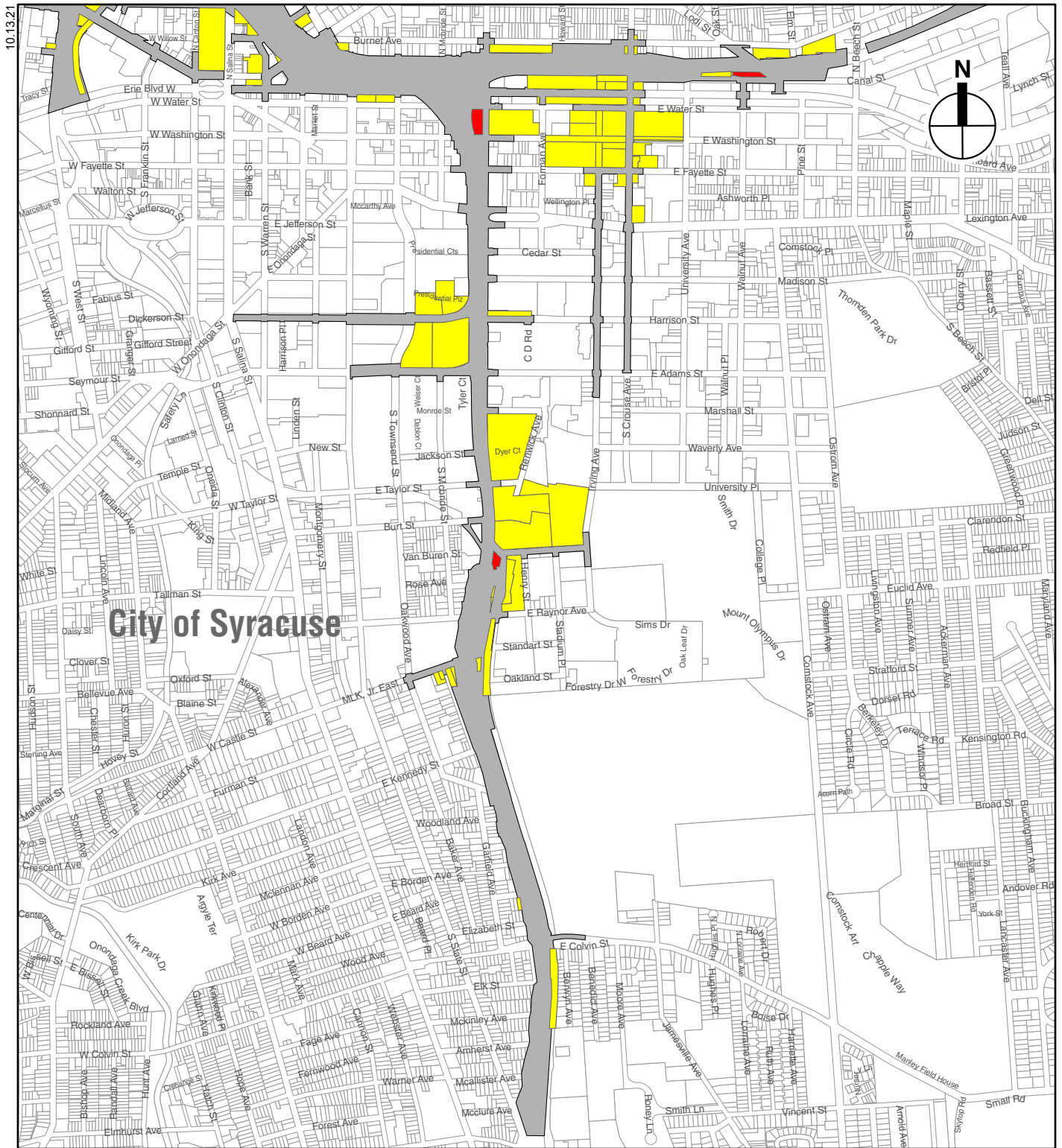




- Land Only Acquisitions
- Land and Building Acquisitions
- Permanent Easement
- Community Grid Alternative Project Limits
- Parcels

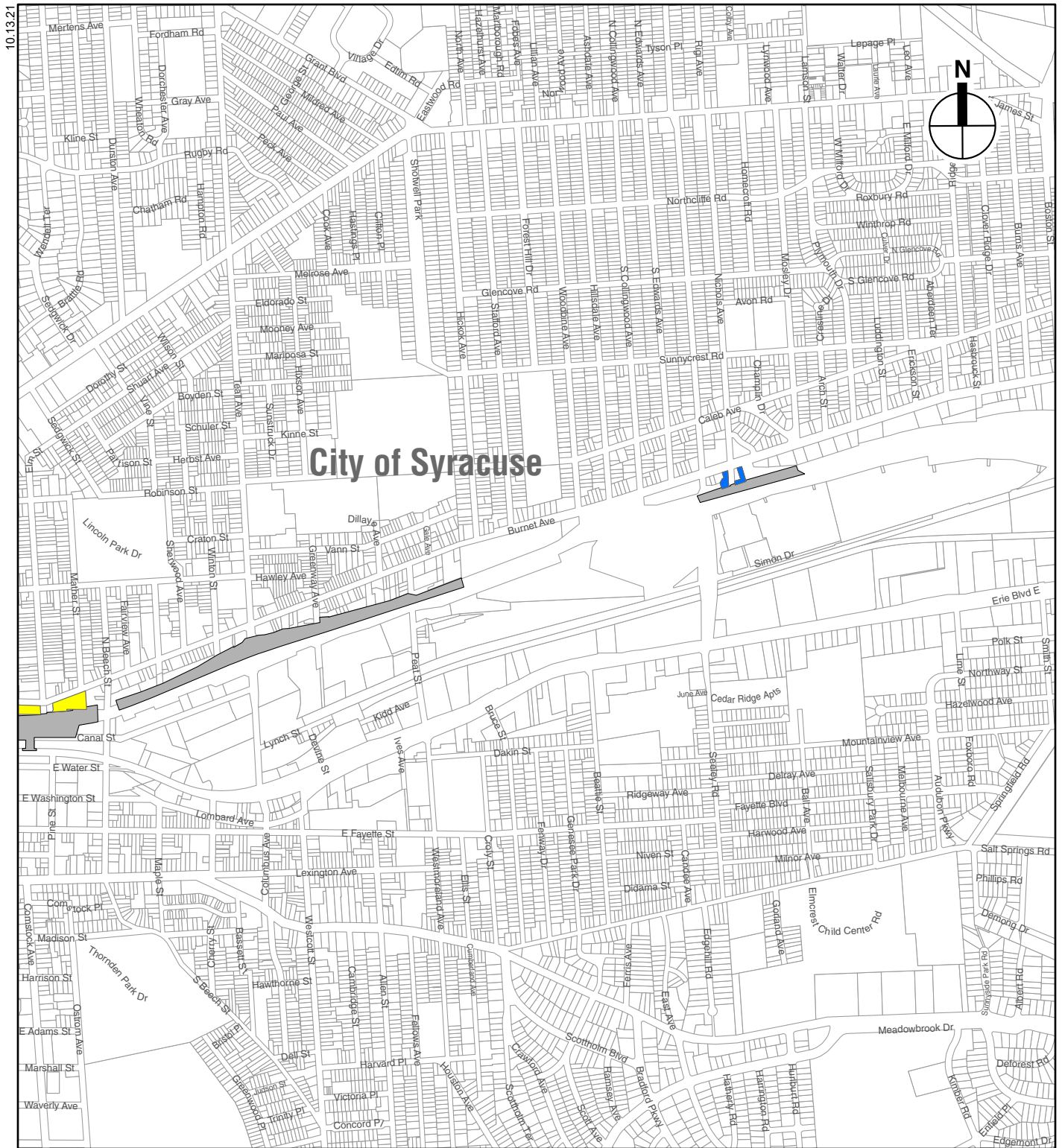
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Land Acquisitions: Community Grid Alternative  
Central Study Area (Northern Portion)



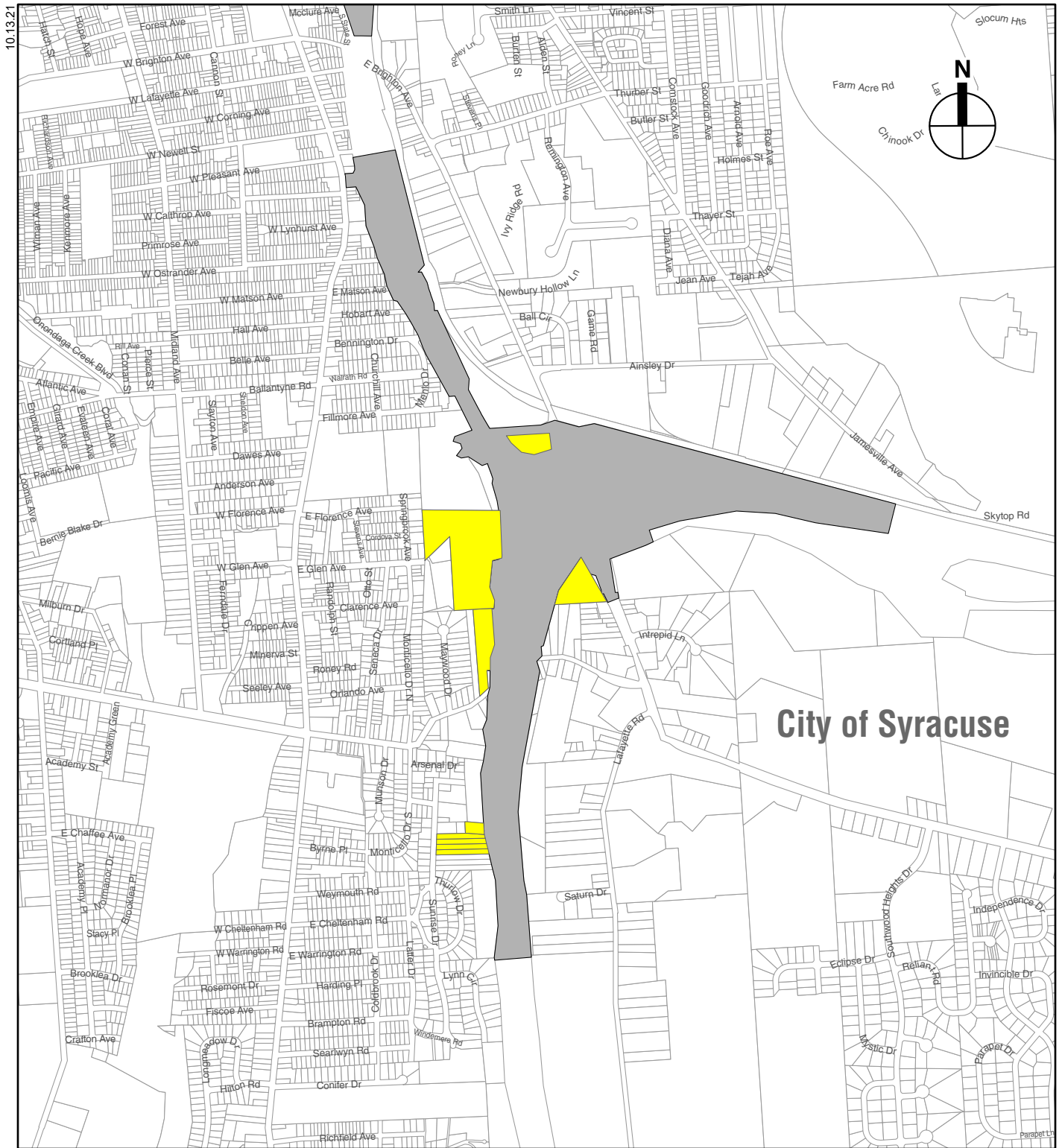
Land Acquisitions: Community Grid Alternative  
Central Study Area (Southern Portion)





Land Acquisitions: Community Grid Alternative  
Central Study Area (Eastern Portion)

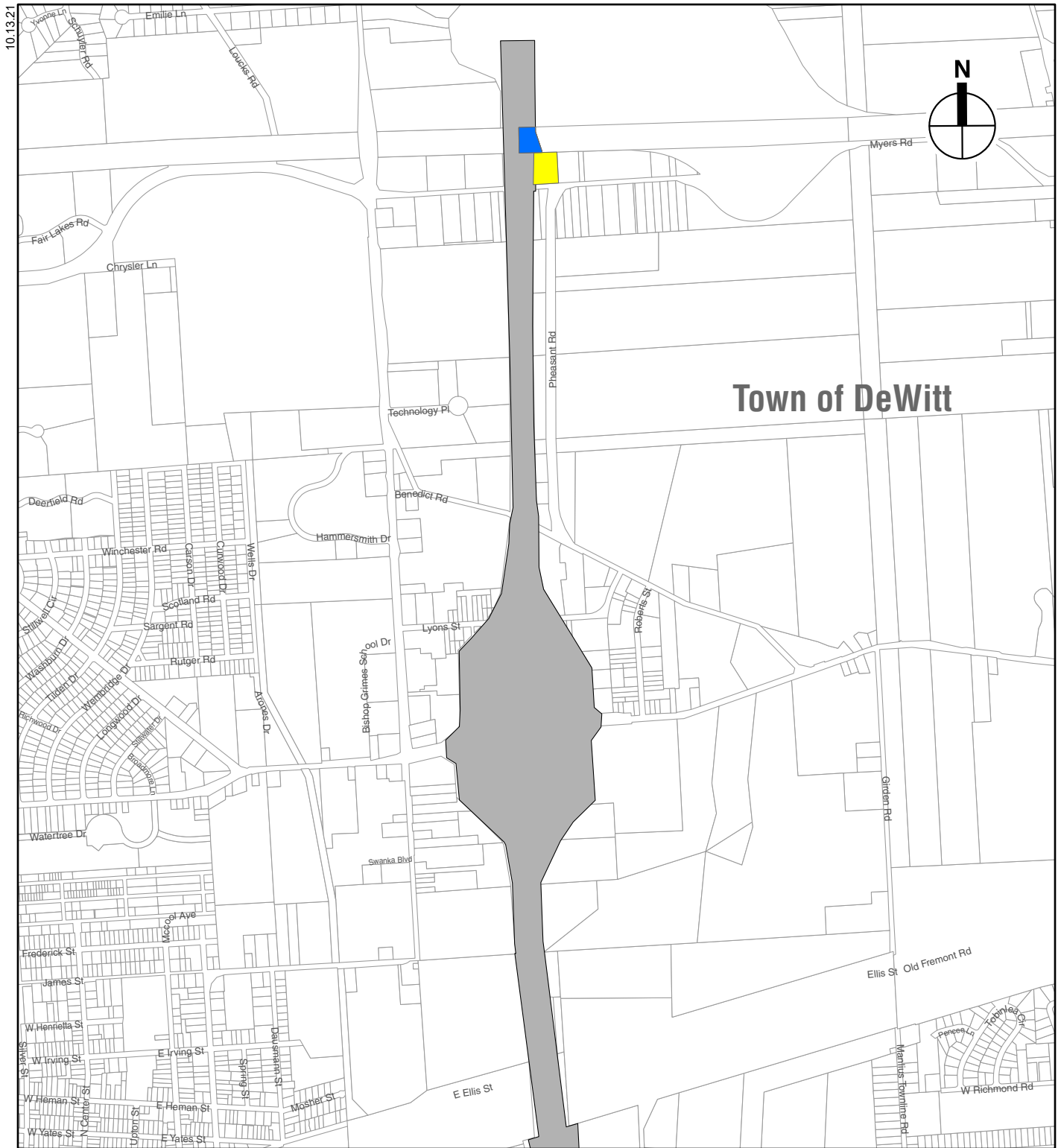




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| <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Land Only Acquisitions      | <span style="display: inline-block; width: 20px; height: 10px; background-color: grey; border: 1px solid black;"></span> Community Grid Alternative Project Limits |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span> Land and Building Acquisitions | <span style="display: inline-block; width: 20px; height: 10px; background-color: white; border: 1px solid black;"></span> Parcels                                  |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: blue; border: 1px solid black;"></span> Permanent Easement            |  |

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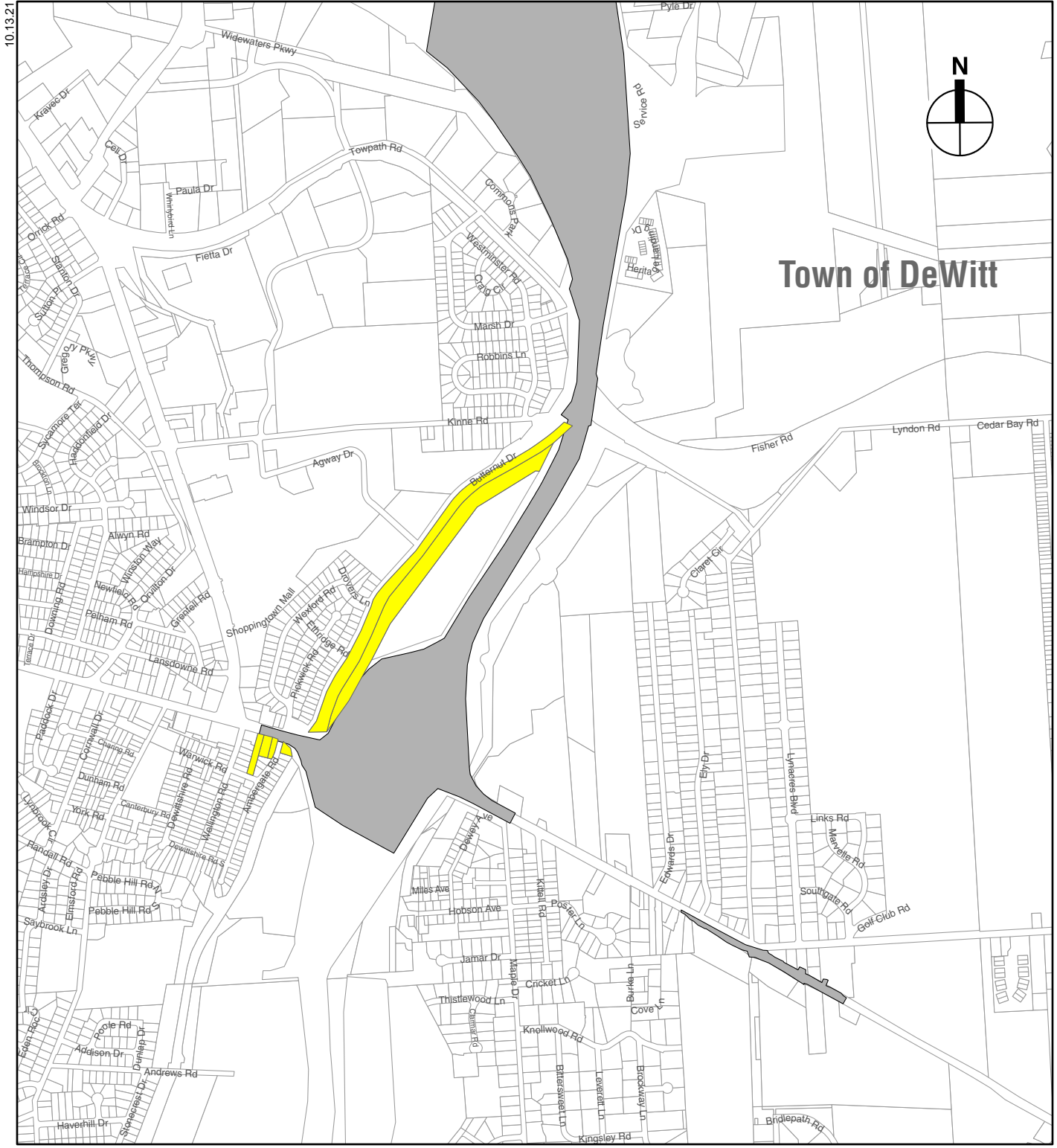
Land Acquisitions: Community Grid Alternative  
I-81 South Study Area  
**Figure 6-3-1-2d**



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| <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Land Only Acquisitions      | <span style="display: inline-block; width: 20px; height: 10px; background-color: gray; border: 1px solid black;"></span> Community Grid Alternative Project Limits |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span> Land and Building Acquisitions | <span style="display: inline-block; width: 20px; height: 10px; background-color: white; border: 1px solid black;"></span> Parcels                                  |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: blue; border: 1px solid black;"></span> Permanent Easement            |  |

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Land Acquisitions: Community Grid Alternative  
I-481 East Study Area (Northern Portion)

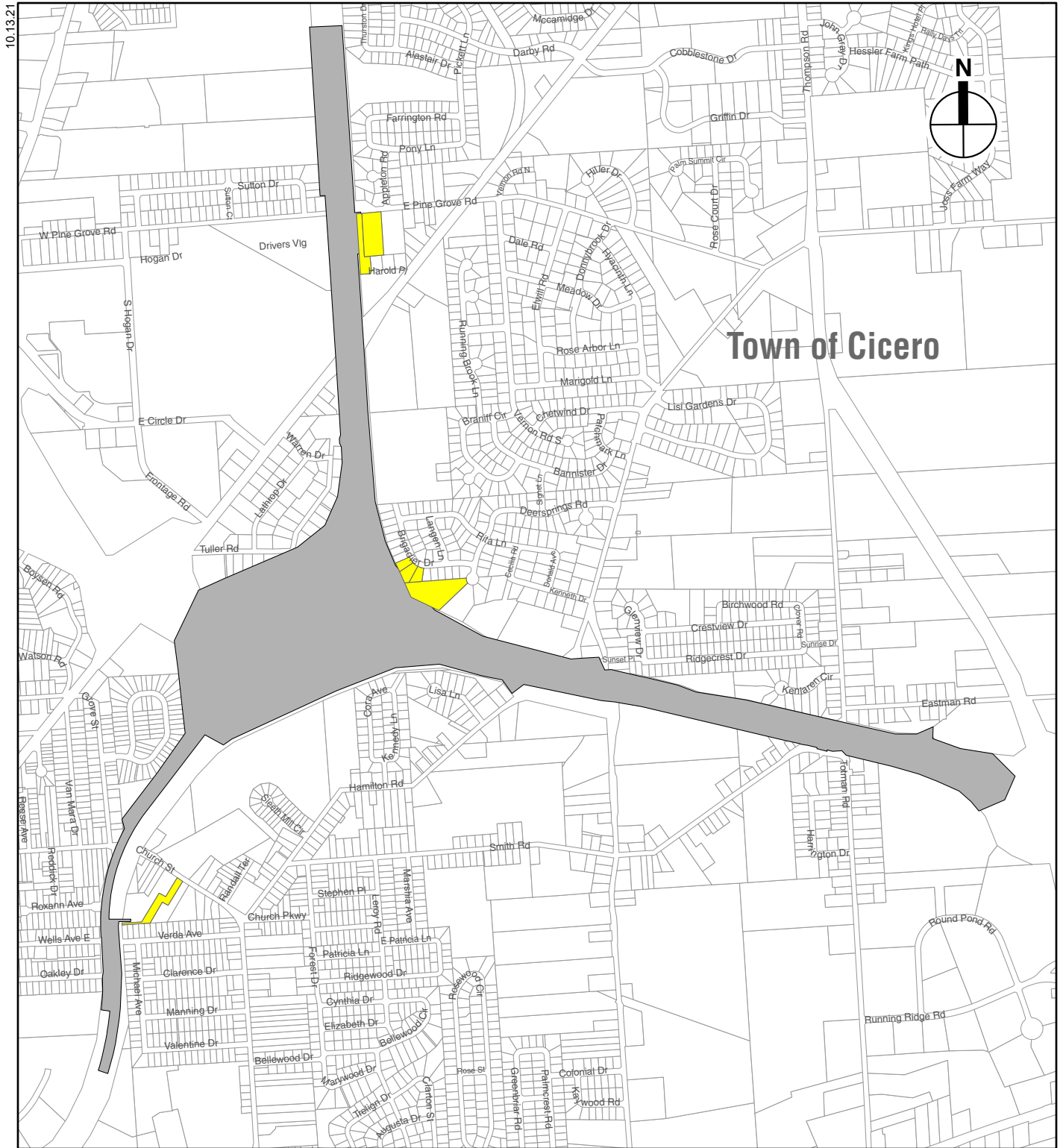


- Land Only Acquisitions
- Land and Building Acquisitions
- Permanent Easement
- Community Grid Alternative Project Limits
- Parcels

0 2,000 FEET

Land Acquisitions: Community Grid Alternative  
I-481 East Study Area (Southern Portion)  
**Figure 6-3-1-2f**





- Land Only Acquisitions
- Land and Building Acquisitions
- Permanent Easement
- Community Grid Alternative Project Limits
- Parcels

0 2,000 FEET

Land Acquisitions: Community Grid Alternative  
I-481 North Study Area  
**Figure 6-3-12g**

obtained from Onondaga County. Combined, the datasets provide ownership, use, assessed values, and taxes for each property.

When it is considering a property acquisition, NYSDOT completes a series of procedures to classify the property. NYSDOT procedures include appraisals of each property to be acquired to determine the cost and income, sale comparable approach, and its fair market value and the monetary damages, if any, to the remaining property. Appraisals are prepared in conformance with USPAP and the Uniform Act. For this project, licensed appraisers will be used. An offer of compensation from NYSDOT is based on the appraisals, which are reviewed for accuracy and content. The law requires the State to pay each property owner the fair market value, which the State determines by the amount of money, or sale price, of comparable properties under current market conditions. Value is determined as of the date New York State acquires the property.

When only a portion of a property is acquired, NYSDOT determines compensation by assessing the difference in overall market value between a parcel's current state, before acquisition, and post-acquisition state. NYSDOT attempts to ensure that there is no depreciation, or minimal depreciation, in the value of the remainder of the property. However, if the acquisition of a portion of the property diminishes the remaining utility (e.g., the acquisition results in an irregularly shaped, too small, or isolated property), the State's valuation will reflect the loss of this value as well as the value of the land and structures actually acquired if NYSDOT concludes that the taking would leave an uneconomic remainder. In such instances, the property owner gets the option to sell the remnant to the State. If the partial acquisition of a property requires the demolition of buildings under temporary easements, the State's valuation will reflect the loss of these impacts, but the property ownership will remain with the ability to rebuild after construction. However, if the acquisition is 50 percent of the property or more, or the remaining parcel has diminished utility or opportunity for rebuilding, NYSDOT will take the parcel in full.

If NYSDOT and the property owner cannot reach an agreement on the value of a property to be taken, the property owner is permitted to file a claim in the New York State Court of Claims. If the property owner and the State do not agree on the value, the property would be acquired through the process of eminent domain. While the filing of claims is subject to a time limitation, the property owner has at least three years from the date of formal acquisition notification. If a claim is filed, NYSDOT and the property owner can negotiate and settle, or a trial will be held before the Court to adjudicate the claim.

The assessment of potential effects associated with the acquisition of property accounts for the location and type of property to be acquired and is based primarily on the type of acquisition anticipated:

- Full acquisition would displace current owners or resident tenants and any businesses on a site, resulting in a permanent displacement effect.
- Partial acquisitions and permanent or temporary easements are assessed to determine functional viability of the remainder of the property in order to determine the scale and extent of the potential displacement effect.

In addition, the effect assessment includes an analysis of the likely change and reduction of property taxes that would accrue to all affected levels of jurisdiction (village, town, school district, and county). The assessment is based on the loss of some or all of an existing tax parcel's assessed value or on a

change in tax exemption status that may occur as a result of NYSDOT's full or partial acquisition of the property.

### **6-3-1.1.2 AFFECTED PROPERTIES**

As shown in **Figures 6-3-1-1 and 6-3-1-2**, 202 total properties within Onondaga County would be fully or partially acquired for either or both the Viaduct and Community Grid Alternatives. Most of these properties are located in the City of Syracuse (187 properties), eight are in the Town of DeWitt, and seven are in the Town of Cicero.

### **6-3-1.2 NO BUILD ALTERNATIVE**

The No Build Alternative would maintain the highway in its existing configuration with ongoing maintenance and repairs to ensure the safety of the traveling public. The No Build Alternative would not require land acquisition.

### **6-3-1.3 ENVIRONMENTAL CONSEQUENCES OF THE VIADUCT ALTERNATIVE**

#### **6-3-1.3.1 PERMANENT/OPERATIONAL IMPACTS**

The Viaduct Alternative would result in the full or partial acquisition of 119 parcels. In the Central Study Area, the Viaduct Alternative would acquire 118 parcels (21.74 acres), which include 87 properties that would be partially acquired and 31 properties that would be acquired in full. The Viaduct Alternative would partially acquire one parcel (0.07 acres) in the I-481 North Study Area. There would be no acquisitions in the I-481 South or I-481 East Study Areas.

**Table 6-3-1-1** summarizes the type and extent of the identified property acquisitions. The affected properties are shown in **Figures 6-3-1-1a through 6-3-1-1d**. Of the 119 parcels, the land that would be partially or fully acquired for the alternative includes 35 vacant lots (including three with billboards); 18 surface parking lots; one parking garage; 23 properties with buildings that are currently in use; one property with a vacant building; and 41 unbuilt portions of properties with active uses. Of the 31 full acquisitions, 16 properties hold active commercial and industrial uses (see the "Displacement" section below) and 15 are either vacant land or surface parking.

Among the full acquisitions are 413 and 415 Franklin Street north of I-690 in Franklin Square. This City-owned vacant land is bisected by Evans Street into four total parcels. The western portion of these parcels includes an access path to the Onondaga Creekwalk. A City-owned parcel between Herald Place and West Genesee Street that is adjacent to Onondaga Creek would be acquired, as would two adjacent parking lots at West Genesee Street at West Street.

Several parking lots would be acquired adjacent to and beneath the I-690 and I-81 interchange. These include lots at North Clinton Street and Herald Place and North Salina Street and Herald Place (both extend below the existing I-81 viaduct); East Water and South McBride Streets; East Washington and South McBride Streets; and two parcels east of I-81 at 622 East Washington Street and 627 East Water Street between Almond Street and the current viaduct. Other full acquisitions include vacant commercial properties north of the I-690 and I-81 interchange. In addition, south of the I-690 and I-81 interchange, 497 and 499 Oswego Boulevard would be acquired, as would two adjacent parking lots. In addition to the acquisition or easements of real property, the Project may require certain property rights on public rights-of-way, through either acquisition or easements. These would not affect private property owners.



**I-81 VIADUCT PROJECT**

**Table 6-3-1-1**

**Viaduct Alternative Property Acquisitions and Reduction in Property Taxes**

Tax ID	Total Acres	Land Use	Acquisition Area				Assessed Value/Taxes			
			Full or Partial Acquisition	Percent of Land to be Acquired	Acres to be Acquired <sup>2</sup>	Impact to Building	Land Assessment per Tax Records	Total Assessment per Tax Records	Value of Portion to be Acquired Based on Tax Records	Reduction in Tax Revenue
CITY OF SYRACUSE										
002.-14-01.0	1.82	VACANT COMMERCIAL LAND	FULL	100.00%	1.82	NO	\$314,000	\$314,000	\$314,000	\$12,265
002.-14-02.0	0.43	VACANT COMMERCIAL LAND	FULL	100.00%	0.43	NO	\$70,000	\$70,000	\$70,000	\$2,734
002.-14-03.0	2.80	BILLBOARD	PARTIAL	75.36%	2.11	NO	\$350,000	\$450,000	\$263,750	\$10,302.08
002.-14-04.0	1.08	VACANT COMMERCIAL LAND	PARTIAL	5.68%	0.06	NO	\$115,000	\$115,000	\$6,531	\$255
008.-09-01.0	0.47	DISTRIBUTION FACILITY	PARTIAL	4.59%	0.02	NO	\$67,400	\$471,000	\$3,096	\$121
008.-09-03.0	0.13	PARKING LOT	PARTIAL	23.08%	0.03	NO	\$15,900	\$35,500	\$3,669	\$143
008.-09-04.0	0.47	VACANT COMMERCIAL LAND	PARTIAL	21.28%	0.10	NO	\$50,600	\$50,600	\$10,766	\$421
008.-09-05.0	0.15	DISTRIBUTION FACILITY	PARTIAL	23.87%	0.04	YES	\$20,200	\$120,000	\$120,000	\$4,687
008.-09-06.0	0.16	DISTRIBUTION FACILITY	PARTIAL	22.60%	0.04	YES	\$20,600	\$110,000	\$110,000	\$4,297
008.-09-07.0	0.30	DISTRIBUTION FACILITY	PARTIAL	23.33%	0.07	YES	\$39,100	\$430,000	\$430,000	\$16,796
008.-09-08.0	0.16	VACANT COMMERCIAL LAND	PARTIAL	12.50%	0.02	NO	\$34,100	\$34,100	\$4,263	\$166
008.-20-01.0	0.89	DISTRIBUTION FACILITY	FULL	83.74%	0.75	YES	\$47,000	\$300,000	\$300,000	\$11,718
017.-01-01.0	1.85	OFFICE BUILDING	FULL	77.92%	1.44 FEE 0.07 PE	YES	\$126,100	\$2,900,000	\$2,900,000	\$113,274
017.-01-02.0	0.19	DETACHED ROW BUILDING	FULL	44.34%	0.08 FEE 0.004 PE	YES	\$60,000	\$710,000	\$710,000	\$27,733
017.-01-03.0	0.03	VACANT COMMERCIAL LAND	FULL	92.73%	0.03	NO	\$100	\$100	\$100	\$4
027.-32-04.0	0.24	TWO FAMILY RESIDENCE	PARTIAL	0.00%	0.03 PE	NO	\$13,000	\$60,700	\$0	\$0
027.-32-06.0	0.30	TWO FAMILY RESIDENCE	PARTIAL	0.00%	0.04 PE	NO	\$5,900	\$146,500	\$0	\$0
029.-17-02.0	0.88	MANUFACTURING	PARTIAL	0.10%	0.001	NO	\$117,100	\$550,000	\$115	\$5
030.-04-20.0	0.36	MANUFACTURING	PARTIAL	0.00%	0.03 PE	NO	\$37,900	\$180,000	\$0	\$0
030.-04-21.0	0.01	BILLBOARD	PARTIAL	0.00%	0.007 PE	NO	\$8,000	\$108,000	\$0	\$0
030.-04-22.0	0.33	VACANT COMMERCIAL LAND	PARTIAL	0.00%	0.012 PE	NO	\$30,000	\$30,000	\$0	\$0
030.-05-01.0	1.28	DISTRIBUTION FACILITY	FULL	100.00%	1.28	YES	\$167,300	\$300,000	\$300,000	\$11,718
030.-06-04.0	0.78	AUTO BODY	PARTIAL	2.18%	0.02	NO	\$135,000	\$400,000	\$2,947	\$115
048.-17-04.1*	3.63	HOSPITAL	PARTIAL	0.14%	0.01	NO	\$844,700	\$7,508,000	\$1,208	\$0
049.-16-08.0*	4.71	HOSPITAL	PARTIAL	0.10%	0.005	NO	\$2,835,200	\$131,804,000	\$2,794	\$0
049.-16-09.0*	4.21	COLLEGE/UNIVERSITY	PARTIAL	3.55%	0.15	NO	\$222,400	\$16,830,000	\$7,894	\$0
049.-16-10.0*	3.77	APARTMENT	PARTIAL	7.12%	0.27	NO	\$2,226,300	\$16,460,000	\$158,590	\$0
049.-17-01.0*	6.40	APARTMENT	PARTIAL	5.38%	0.34	NO	\$561,700	\$2,600,000	\$30,204	\$0
050.-01-01.0*	1.70	COLLEGE/UNIVERSITY	PARTIAL	0.95%	0.02	NO	\$1,480,000	\$16,224,000	\$13,993	\$0

**I-81 VIADUCT PROJECT**

**Table 6-3-1-1 (cont'd)**

**Viaduct Alternative Property Acquisitions and Reduction in Property Taxes**

Tax ID	Total Acres	Land Use	Acquisition Area				Assessed Value/Taxes			
			Full or Partial	Percent of Land to be Acquired	Acres to be Acquired <sup>2</sup>	Impact to Building	Land Assessment per Tax Records	Total Assessment per Tax Records	Value of Portion to be Acquired Based on Tax Records	Reduction in Tax Revenue
CITY OF SYRACUSE (cont'd)										
050.-10-01.0*	0.27	DISTRIBUTION FACILITY	FULL	96.30%	0.26	YES	\$71,800	\$183,800	\$183,800	\$0
050.-10-04.0*	1.17	NON-CEILING RAILROAD	PARTIAL	6.58%	0.08	NO	\$508,600	\$508,600	\$33,445	\$0
050.-10-05.0	0.13	RESIDENTIAL VACANT LAND	FULL	97.56%	0.13	NO	\$9,200	\$9,200	\$9,200	\$359
051.-01-03.0*	3.88	NON-CEILING RAILROAD	PARTIAL	4.63%	0.18	NO	\$421,800	\$421,800	\$19,520	\$0
084.-07-02.0	0.11	RESIDENTIAL VACANT LAND	PARTIAL	27.27%	0.03	NO	\$2,300	\$2,300	\$627	\$25
084.-07-03.0	0.11	RESIDENTIAL VACANT LAND	PARTIAL	27.27%	0.03	NO	\$2,300	\$2,300	\$627	\$25
084.-14-03.0	0.11	RESIDENTIAL VACANT LAND	PARTIAL	36.36%	0.04	NO	\$1,100	\$1,100	\$400	\$16
085.-07-01.0*	5.29	SCHOOL	PARTIAL	0.05%	0.003	NO	\$366,600	\$10,000,000	\$184	\$0
085.-08-02.0	0.19	RESIDENTIAL VACANT LAND	PARTIAL	0.52%	0.001	NO	\$1,500	\$1,500	\$8	\$0
094.-10-01.0*	2.26	CTRIC POWER GENERATION FACILITY	PARTIAL	2.76%	0.06 FEE 0.06 PE	NO	\$548,500	\$15,865,000	\$15,161	\$0
094.-11-05.0*	0.95	VACANT COMMERCIAL LAND	PARTIAL	2.80%	0.03	NO	\$50,000	\$50,000	\$1,402	\$0
094.-11-06.0*	0.32	NON-CEILING RAILROAD	PARTIAL	0.00%	0.03 PE	NO	\$170,000	\$263,000	\$0	\$0
094.-11-07.0*	0.41	OFFICE BUILDING	PARTIAL	0.00%	0.08 PE	NO	\$71,100	\$600,400	\$0	\$0
094.-12-03.0	0.61	VACANT INDUSTRIAL LAND	PARTIAL	8.34%	0.05	NO	\$32,500	\$32,500	\$2,710	\$106
094.-13-01.0	0.12	SINGLE FAMILY RESIDENCE	PARTIAL	0.00%	0.01 PE	NO	\$1,800	\$55,000	\$0	\$0
094.-13-02.0*	0.14	SINGLE FAMILY RESIDENCE	PARTIAL	1.15%	0.002	NO	\$1,900	\$16,000	\$22	\$0
094.-13-03.0	0.13	SINGLE FAMILY RESIDENCE	PARTIAL	1.14%	0.001	NO	\$2,000	\$45,000	\$23	\$1
094.-13-04.0	0.13	SINGLE FAMILY RESIDENCE	PARTIAL	1.64%	0.002	NO	\$2,000	\$45,000	\$33	\$1
094.-13-05.0	0.13	SINGLE FAMILY RESIDENCE	PARTIAL	0.47%	0.001	NO	\$2,000	\$22,000	\$9	\$0
095.-06-01.0*	5.45	APARTMENT	PARTIAL	0.03%	0.002	NO	\$1,851,000	\$4,193,500	\$598	\$0
095.-13-01.0*	2.05	MUNICIPAL PUBLIC PARK	PARTIAL	3.58%	0.07	NO	\$107,900	\$234,900	\$3,861	\$0
102.-05-01.0	1.78	SPECIAL SCHOOL	FULL	69.55%	1.24	YES	\$346,000	\$2,310,000	\$2,310,000	\$90,229
102.-06-04.0	1.09	PROFESSIONAL BUILDING	PARTIAL	35.42%	0.39	YES	\$734,500	\$2,275,000	\$2,275,000	\$88,862
102.-06-05.0	3.51	APARTMENT	PARTIAL	9.74%	0.34 FEE 0.09 PE	NO	\$2,061,400	\$6,490,000	\$200,681	\$7,839
102.-06-06.0	4.04	APARTMENT	PARTIAL	1.12%	0.05	NO	\$2,601,500	\$10,953,000	\$29,021	\$1,134
102.-06-07.0	0.68	PARKING LOT	PARTIAL	2.98%	0.02	NO	\$400,000	\$400,000	\$11,923	\$466
102.-06-08.0*	1.75	APARTMENT	PARTIAL	0.45%	0.01	NO	\$1,621,900	\$2,350,000	\$7,221	\$0
103.-13-01.0	0.36	MANUFACTURING	PARTIAL	5.70%	0.02	YES	\$224,000	\$535,000	\$535,000	\$20,897
103.-14-01.0	0.35	DRIVE-IN BRANCH BANK	FULL	89.50%	0.31	YES	\$230,000	\$316,900	\$316,900	\$12,378
103.-14-02.0	0.35	MINI-MART: GAS & SNACKS	PARTIAL	6.29%	0.02 FEE 0.03 PE	NO	\$300,000	\$580,000	\$18,857	\$736.56

**I-81 VIADUCT PROJECT**

**Table 6-3-1-1 (cont'd)**

**Viaduct Alternative Property Acquisitions and Reduction in Property Taxes**

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			Full or Partial	Percent of Land to be Acquired	Acres to be Acquired <sup>2</sup>	Impact to Building	Land Assessment per Tax Records	Total Assessment per Tax Records	Value of Portion to be Acquired Based on Tax Records	Reduction in Tax Revenue
CITY OF SYRACUSE (cont'd)										
103.-21-01.0	0.12	PARKING LOT	PARTIAL	73.11%	0.09	NO	\$77,500	\$77,500	\$56,658	\$2,213
103.-21-02.0	0.45	PARKING LOT	PARTIAL	15.63%	0.07	NO	\$272,000	\$282,000	\$42,505	\$1,660
103.-21-03.0	0.06	DISTRIBUTION FACILITY	FULL	97.09%	0.06	YES	\$31,700	\$71,700	\$71,700	\$2,801
103.-21-04.0	0.16	BILLBOARD	PARTIAL	47.30%	0.08	NO	\$115,000	\$131,000	\$54,399	\$2,125
103.-21-05.0	0.16	1 OCCUPANT SM STRUCTURE	FULL	100.00%	0.16	YES	\$105,000	\$170,000	\$170,000	\$6,640
103.-21-06.0*	0.37	1 OCCUPANT SM STRUCTURE	PARTIAL	36.44%	0.13	YES	\$130,000	\$348,000	\$348,000	\$0
103.-21-11.0	0.20	MANUFACTURING	PARTIAL	25.11%	0.05	NO	\$144,000	\$144,000	\$36,162	\$1,412
103.-21-12.0	0.30	VACANT MANUCATURING LAND	FULL	93.72%	0.28	NO	\$191,000	\$191,000	\$191,000	\$7,460
103.-22-02.2	0.33	COMMERCIAL	FULL	119.72%	0.40	YES	\$397,000	\$547,000	\$547,000	\$21,366
103.-24-01.0	0.58	PARKING LOT	FULL	99.79%	0.58	NO	\$120,000	\$120,000	\$120,000	\$4,687
103.-24-02.0	0.16	1 OCCUPANT SM STRUCTURE	FULL	101.13%	0.16	YES	\$59,700	\$159,000	\$159,000	\$6,211
103.-24-03.0	0.10	PARKING LOT	FULL	96.43%	0.10	NO	\$34,300	\$34,300	\$34,300	\$1,340
103.-25-02.0	0.27	PARKING LOT	PARTIAL	0.31%	0.001 FEE 0.01 PE	NO	\$125,000	\$125,000	\$384	\$15
103.-25-03.0	0.17	PARKING LOT	PARTIAL	21.76%	0.04 FEE 0.03 PE	NO	\$84,000	\$84,000	\$18,282	\$714
104.-01-01.0	1.16	PARKING LOT	PARTIAL	28.78%	0.33 FEE 0.10 PE	NO	\$220,000	\$245,000	\$63,309	\$2,473
104.-01-05.0	0.87	PARKING LOT	PARTIAL	26.79%	0.23	NO	\$90,000	\$103,400	\$24,109	\$942
104.-02-02.1	1.37	OFFICE BUILDING	FULL	61.06%	0.84 FEE 0.10 PE	YES	\$450,000	\$2,544,000	\$2,544,000	\$99,369
104.-03-01.0	0.53	OFFICE BUILDING	FULL	99.48%	0.53	YES	\$424,900	\$1,325,000	\$1,325,000	\$51,755
104.-03-02.1*	0.09	SEWAGE TREATMENT	FULL	83.26%	0.07	YES	\$60,000	\$115,000	\$115,000	\$0
104.-03-02.2	0.42	VACANT COMMERCIAL LAND	PARTIAL	43.24%	0.18	NO	\$100,000	\$100,000	\$43,244	\$1,689
104.-04-01.0	0.53	PARKING LOT	PARTIAL	24.97%	0.13 FEE 0.15 PE	NO	\$165,000	\$165,000	\$41,197	\$1,609
104.-05-01.0	0.23	DETACHED ROW BUILDING	FULL	97.72%	0.22	YES	\$256,200	\$610,000	\$610,000	\$23,826.60
104.-05-02.0	0.06	PARKING LOT	FULL	84.92%	0.05	NO	\$74,100	\$74,100	\$74,100	\$2,894
104.-05-03.0	0.03	PARKING LOT	FULL	85.05%	0.03	NO	\$9,700	\$9,700	\$9,700	\$379
104.-05-05.0	0.19	PARKING LOT	PARTIAL	39.97%	0.08	NO	\$171,500	\$171,500	\$68,542	\$2,677
104.-05-06.0	0.04	PARKING LOT	FULL	100.00%	0.04	NO	\$55,400	\$55,400	\$55,400	\$2,164
104.-05-07.0	0.31	PARKING LOT	FULL	98.40%	0.31	NO	\$200,000	\$200,000	\$200,000	\$7,812
104.-06-01.0	0.24	PARKING LOT	PARTIAL	12.20%	0.03	NO	\$163,000	\$163,000	\$19,884	\$777



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**Table 6-3-1-1 (cont'd)**

**Viaduct Alternative Property Acquisitions and Reduction in Property Taxes**

Tax ID	Total Acres	Land Use	Acquisition Area				Assessed Value/Taxes			
			Full or Partial	Percent of Land to be Acquired	Acres to be Acquired <sup>2</sup>	Impact to Building	Land Assessment per Tax Records	Total Assessment per Tax Records	Value of Portion to be Acquired Based on Tax Records	Reduction in Tax Revenue
CITY OF SYRACUSE (cont'd)										
104.-06-02.0	0.14	DETACHED ROW BUILDING	FULL	86.13%	0.12	YES	\$187,600	\$523,000	\$523,000	\$20,428
104.-06-03.0*	0.05	VACANT COMMERCIAL LAND	FULL	79.55%	0.04	NO	\$33,000	\$33,000	\$33,000	\$0
104.-08-01.0	4.13	MANUFACTURING	PARTIAL	4.81%	0.20	NO	\$2,600,000	\$3,350,000	\$124,935	\$4,880
104.-09-05.0	0.20	DETACHED ROW BUILDING	PARTIAL	0.63%	0.001	NO	\$176,900	\$264,000	\$1,112	\$43
104.-11-01.0	0.20	PARKING LOT	PARTIAL	0.93%	0.002	NO	\$40,000	\$66,000	\$372	\$15
104.-11-02.0*	1.15	VACANT COMMERCIAL LAND	PARTIAL	0.12%	0.001	NO	\$44,100	\$44,100	\$54	\$0
106.-05-01.0	0.36	1 OCCUPANT SM STRUCTURE	PARTIAL	0.18%	0.001	NO	\$59,300	\$379,700	\$109	\$4
106.-13-06.0	0.13	VACANT COMMERCIAL LAND	PARTIAL	0.71%	0.001	NO	\$22,600	\$22,600	\$161	\$6
116.-02-01.0*	10.70	VACANT COMMERCIAL LAND	PARTIAL	0.52%	0.06	NO	\$2,878,100	\$13,585,000	\$14,981	\$0
116.-02-08.1	6.60	VACANT INDUSTRIAL LAND	PARTIAL	0.60%	0.04	NO	\$1,117,000	\$1,188,500	\$6,721	\$263
117.-03-03.0	1.02	VACANT COMMERCIAL LAND	PARTIAL	24.91%	0.25	NO	\$192,000	\$192,000	\$47,824	\$1,868
117.-03-04.0	0.81	VACANT COMMERCIAL LAND	FULL	99.19%	0.80	NO	\$179,000	\$179,000	\$179,000	\$6,992
117.-05-02.0	1.22	DISTRIBUTION FACILITY	PARTIAL	0.82%	0.01	NO	\$261,000	\$3,655,000	\$2,139	\$84
118.-01-08.0	1.45	VACANT COMMERCIAL LAND	PARTIAL	1.19%	0.02	NO	\$143,400	\$143,400	\$1,709	\$67
118.-04-01.0*	2.87	MANUFACTURING	PARTIAL	2.26%	0.06	(smoke-stack)	\$488,000	\$1,320,000	\$11,051	\$0
118.-05-01.1	3.07	ELECTRIC TRANSMISSION	PARTIAL	0.36%	0.01 FEE 0.08 PE	NO	\$634,000	\$8,105,000	\$2,299	\$90
118.-05-02.1	1.99	DISTRIBUTION FACILITY	PARTIAL	9.43%	0.19 FEE 0.07 PE	NO	\$490,000	\$500,000	\$46,185	\$1,804
118.-06-06.0	0.88	VACANT COMMERCIAL LAND	PARTIAL	19.64%	0.17	NO	\$340,000	\$340,000	\$66,782	\$2,608
118.-07-01.0	0.96	MANUFACTURING	PARTIAL	50.00%	0.48	YES	\$254,900	\$325,000	\$325,000	\$12,695
118.-07-02.1**			PARTIAL	---	0.03 FEE 0.02 PE		---			---
118.-07-08.0	1.92	OFFICE BUILDING	PARTIAL	2.60%	0.05	NO	\$348,000	\$2,708,000	\$9,063	\$354
118.-08-02.1	1.02	PARKING GARAGE	PARTIAL	1.96%	0.02	NO	\$205,500	\$1,338,300	\$4,029	\$157
118.-08-04.0*	1.14	VACANT COMMERCIAL LAND	PARTIAL	6.09%	0.07	NO	\$46,600	\$46,600	\$2,837	\$0
118.-08-11.0**	3.04	RESIDENTIAL/CONDO	PARTIAL	0.05%	0.002	NO	---	---		---
118.-08-12.2	0.24	VACANT COMMERCIAL LAND	FULL	100.00%	0.24	NO	\$15,200	\$15,200	\$15,200	\$594
118.-08-12.3*	0.33	VACANT COMMERCIAL LAND	FULL	100.00%	0.33	NO	\$23,000	\$23,000	\$23,000	\$0
118.-08-12.4	0.23	VACANT COMMERCIAL LAND	PARTIAL	7.26%	0.02	NO	\$20,000	\$20,000	\$1,452	\$57
118.-08-15.0	1.20	VACANT COMMERCIAL LAND	PARTIAL	0.00%	0.03 PE	NO	\$181,200	\$181,200	\$0	\$0

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**Table 6-3-1-1 (cont'd)**

**Viaduct Alternative Property Acquisitions and Reduction in Property Taxes**

Tax ID	Total Acres	Land Use	Acquisition Area				Assessed Value/Taxes			
			Full or Partial	Percent of Land to be Acquired	Acres to be Acquired <sup>2</sup>	Impact to Building	Land Assessment per Tax Records	Total Assessment per Tax Records	Value of Portion to be Acquired Based on Tax Records	Reduction in Tax Revenue
CITY OF SYRACUSE (cont'd)										
118.-09-01.1*	0.54	SEWAGE TREATMENT	PARTIAL	31.23%	0.17 FEE 0.07 PE	NO	\$188,000	\$243,000	\$58,718	\$0
118.-09-01.2	0.64	VACANT COMMERCIAL LAND	PARTIAL	48.44%	0.31	NO	\$223,000	\$223,000	\$108,016	\$4,219
Onondaga Creek**			PARTIAL		0.30	NO	---	---		---
TOWN OF CICERO										
022.-01-07.0*	0.47	SINGLE FAMILY RESIDENCE	PARTIAL	14.89%	0.07	NO	\$18,600	\$75,000	\$2,770	\$0
TOTALS										
119	135.61			16.09%	21.81		\$38,495,800	\$305,528,500	\$20,394,550	\$754,063
							\$38.5 M	\$306 M	\$20.4 M	\$754 K

\* Exempt

\*\* Data not available

Valuation Data is based on 1/1/20 from Onondaga Department of Finance Property Tax Inquiry.

<sup>1</sup> Valuation of 103.-21-12.0 has been estimated to reflect recent demolition of a building.

<sup>2</sup> PE – Permanent Easement; FEE – Fee Acquisition. Unless otherwise noted, acres to be acquired would be as FEE.

**Sources:** Syracuse – Onondaga County GIS on the Web. <http://www.fsihost.com/onondaga/Default.aspx>; Onondaga Department of Finance Property Tax Inquiry. <https://ocfintax.ongov.net/imateSvr/search.aspx>.

## **Displacement**

As shown in **Table 6-3-1-2**, 24 buildings on 23 tax parcels would be acquired for the Viaduct Alternative (tax parcel 102.-05-01 contains two separate buildings). A partial building acquisition (a smokestack) would also occur. Of the 24 buildings, one is vacant (126-134 North Warren Street). The remaining 23 buildings house commercial businesses, manufacturing and distribution facilities, and office buildings with an estimated 555 combined employees, storage facilities, and 95 dwelling units (in mixed use buildings). This includes the Smith Restaurant Supply Building, at 500 East Erie Boulevard, which was recently converted to residential use with 38 affordable units, but the Viaduct Alternative would demolish this building. The Viaduct Alternative would also remove surface parking lots as described in **Chapter 5, Transportation and Engineering Considerations**, as well as **Appendix C-5**.

## **Loss of Tax Revenues**

**Table 6-3-1-3** shows an estimate, subject to final appraisal and acquisition determination, of the potential loss of property and other tax revenue that could result from the Viaduct Alternative. A total of 27 of the full and partial acquisitions are tax exempt.

For partially-acquired properties, the reduction in tax revenue was calculated by applying the percentage of the acreage of the partial acquisition to the total land value and then estimating the taxes of that value. For fully-acquired properties or partial acquisitions resulting in the demolition of existing buildings, the estimated reduction in tax revenue was calculated by applying the percentage or the acreage of the acquisition to the total assessment value and then estimating the taxes of that value. One property (118.-07-01.0) would be a partial acquisition with building demolition, but the amount of property returned to the owner after construction (50 percent) may have diminished utility or opportunity for rebuilding, so NYSDOT could take the parcel in full.

The Viaduct Alternative would result in a total annual tax loss of \$754,063. This includes a \$178,853 annual tax loss to the City of Syracuse, a \$334,959 annual tax loss to the Syracuse City School District, and a \$239,431 annual tax loss to Onondaga County. An additional \$819 annual tax loss from county water would be lost. The total aggregate property tax loss would be less than one-half of one percent (one-quarter percent) annually and is not an adverse effect.

### **6-3-1.3.2 CONSTRUCTION EFFECTS**

The Viaduct Alternative would result in temporary easements during construction. Agreements would be established with the owners for the use of these properties during construction, and the properties would be returned to the respective owners after construction for continued use. This includes a safety buffer within Wilson Park (refer to **Section 6-4-2, Parklands and Recreational Resources**).

The Contractor would be responsible for identifying construction staging sites. Staging for construction equipment would occur within transportation right-of-way, properties to be acquired, or through temporary easements adjacent to the right-of-way, but additional staging areas may be required. The Contractor would seek out underutilized sites, such as vacant parcels or land currently used for surface parking, for construction staging sites. The Contractor would be responsible for the fee acquisition of these properties and for their sale upon completion of construction. NYSDOT



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would require the Contractor to comply with the Uniform Act and local land use requirements for its acquisition activities.

**Table 6-3-1-2**  
**Viaduct Alternative Building Acquisitions**

<b>Tax ID</b>	<b>Address</b>	<b>Commercial Occupants (Tenants except where noted as owner)</b>	<b>Employees</b>	<b>Dwelling Unit</b>	<b>Estimated Value based on Public Record<sup>1</sup></b>
008.-09-05.0	915 North State Street	Storage	-	-	\$160,000
008.-09-06.0	909 North State Street	Storage	-	-	\$150,000
008.-09-07.0	901 North State Street	Avalon Copy Center	59	-	\$575,000
008.-20-01.0	117 Butternut Street	Veteran's Fastener Supply (owner)	7	-	\$400,000
017.-01-01.0	329 North Salina Street	Syracuse Behavioral Health; D'Arcangelo & Co., LLP; FairHealth	41	-	\$3,870,000
017.-01-02.0	319-25 North Salina Street	Vacant storefront; Apple Nails; African Braiding Hair Salon; Your Creation; Easy Convenience	30	26	\$950,000
030.-05-01.0	400 Burnet Avenue	L&G Machining; Zausmer-Frisch; 4 Storage Areas	26	-	\$400,000
050.-10-01.0	500 Renwick Avenue	Syracuse Housing Authority Garage	13	-	\$245,000
102.-05-01.0	309 S. McBride Street (601 E Genesee Street)	S.U. Falk College of Sport and Human Dynamics; S.U. Falk College Couple and Family Therapy Center; St. Joseph's Hospital Children and Youth Outpatient Clinic (Behavioral Health Services); McMahon-Ryan Child Advocacy Center	48	-	\$3,080,000
102.-06-04.0	600 East Genesee Street	Presidential Plaza Medical Office Building (14 Tenants)	133	-	\$3,035,000
103.-13-01.0	500 East Erie Boulevard	Smith Restaurant Supply Building	-	38	\$715,000
103.-14-01.0	421 East Water Street	M&T Bank	3	-	\$425,000
103.-21-03.0	110 South McBride Street	Storage Center	-	-	\$95,000
103.-21-05.0	521-527 East Washington Street	Quality Family Dental	10	-	\$230,000
103.-21-06.0	511-19 East Washington Street	Central New York Eye and Tissue Bank (owner)	7	-	\$465,000
103.-22-02.2	110 Almond Street	Dunkin' Donuts	15	-	\$730,000
103.-24-02.0	603 E Fayette Street	Storage and Surface Parking	-	-	\$215,000
104.-02-02.1	212 Herald Place	CNY Neurodiagnostics; The Pressroom Pub	30	27	\$3,395,000
104.-03-01.0	1 Webster's Landing	VIP Structures Inc. (owner), IPD Engineering	133	-	\$1,770,000
104.-03-02.1	493 Oswego Boulevard	Onondaga County Sewer Dept. (owner)	-	-	\$155,000
104.-05-01.0	123-29 East Willow Street	Residential	-	4	\$815,000
104.-06-02.0	126-34 North Warren Street	Vacant	-	-	\$700,000
118.-04-01	706-16 North Clinton Street	Smoke-stack only	-	-	N/A
118.-07-01.0	215 Genant Drive	Vacant	-	-	\$435,000
<b>TOTALS</b>			<b>555</b>	<b>95</b>	

**Note:** <sup>1</sup>Full Conceptual Stage Relocation Report (CSRR, October 2020) located in **Appendix D**.

**Sources:** Onondaga Department of Finance (2020 Assessment and Market Value), City of Syracuse, Manta.com, CSRR (October 2020).

Table 6-3-1-3

**Estimated Annual Property Tax Effects from the Viaduct Alternative**

<b>Jurisdiction</b>	<b>Total Tax Levy</b>	<b>Estimated Tax Loss</b>	<b>Percent of Total Tax Levy</b>
City of Syracuse	\$36,780,781	\$178,853	0.49%
Syracuse City School District	\$66,418,788	\$334,959	0.50%
Town of Cicero	\$11,696,097	\$0	0.02%
North Syracuse School District	\$87,777,567	\$0	0.00%
Onondaga County*	\$149,509,731	\$239,431	0.16%
Other*	\$1,695,206	\$819	0.05%
<b>TOTAL</b>	<b>\$353,878,170</b>	<b>\$754,063</b>	<b>0.21%</b>

**Notes:** Includes City of Syracuse, Onondaga County, Syracuse City School District, Onondaga County Water District, Town of Cicero, Cicero North Syracuse School District, and Highway Taxes for Cicero.  
**Sources:** City of Syracuse Annual Budget, Fiscal Year Ending June 30, 2020; Onondaga County New York, 2020 Executive Budget; Onondaga Department of Finance; City of Syracuse School District, Budget Book, 2019-2020.

**6-3-1.3.3 INDIRECT EFFECTS**

The Viaduct Alternative would be unlikely to induce additional business or resident displacement or relocation. Building acquisitions would not remove a substantial number or percentage of businesses and employment in any single industry sector; thus, overall business activity would be no more than minimally affected by the loss of these establishments (see **Section 6-3-2, Local and Regional Economies**). Furthermore, should a displaced business relocate to one of the many properties within the Central Study Area that are for lease or for sale and could accommodate the business, that property would benefit from the lease of its space and could also offset the loss of tax revenue within the study area. The same would be the case should a displaced household relocate to one of the available residential units within or adjacent to the Central Study Area.

The full or partial acquisition of the 119 properties, including the removal of 24 buildings and one structure (smokestack), is unlikely to induce or reduce additional development beyond what would be expected in the No Build Alternative. The acquisitions would not reduce the value and associated tax revenues of nearby properties or dissuade businesses from moving into nearby structures. The built environment is already influenced by the presence of I-81 and I-690 and, in particular, by the many surface parking lots that abut these highways (some of which would be acquired or partially acquired).

**6-3-1.3.4 CUMULATIVE EFFECTS**

As described in **Chapter 5, Transportation and Engineering Considerations**, the Viaduct Alternative would meet regional travel needs well into the future, accounting for existing and proposed uses. As described in **Section 6-2-1, Neighborhood Character**, the majority of development and investment planned by others is in areas several blocks away from the elevated highway. The pattern of development is likely to continue in a manner similar to the pattern anticipated under the No Build Alternative (e.g., surface parking lots, vacant land) given that an elevated highway would be present under this alternative. Although the bicycle and pedestrian improvements included in the Viaduct Alternative, combined with those planned by the City of Syracuse, would improve connections between neighborhoods on either side of the highway, the replacement viaduct would continue to affect the accessibility of adjacent properties, their property values, and the tax revenue that they generate.

### 6-3-1.3.5 MITIGATION

Twenty-four buildings with mixed commercial and residential uses would be displaced by the Viaduct Alternative. Efforts to avoid or minimize property acquisitions were made to the maximum extent practicable during the preliminary engineering of the Viaduct Alternative. To mitigate for the displacement of active businesses and residences, owners and tenants of affected properties would be provided relocation assistance in accordance with the Uniform Act and EDPL. In addition, owners of properties that would be acquired would be compensated at fair market value.

The Uniform Act provides protections, such as requiring the availability of replacement housing for displaced persons, establishing minimum standards for such housing, and requiring that notices and information be provided to all property occupants that would be displaced. It also requires the provision of advisory services to protect occupants to help them move successfully.

To satisfy the requirements of the Uniform Act, NYSDOT will provide advisory services for displaced persons. The availability of replacement housing in the area would be compared with the housing needs of the displaced households, and measures will be proposed to resolve special relocation needs, if needed. A relocation survey may be conducted to obtain information on special relocation needs and considerations, such as impacts on minorities, the elderly, large families, and persons with disabilities when applicable, or any special relocation advisory services that may be necessary from the displacing agency and other social services agencies and organizations. Other special relocation needs may include transportation for displaced occupants to inspect housing to which they are referred; counseling related to the availability and eligibility requirements of government assisted housing programs; technical help to persons applying for such assistance; or an ambulance to transfer persons who are physically disabled.

The following assurances regarding property acquisition would be made:

- As part of the preparation procedure for the acquisition stage relocation plan, site occupants would be interviewed to determine their specific relocation needs.
- The acquisition and relocation assistance program would be conducted in accordance with the requirements and standards of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended or as may be amended, as authorized by Section 30 of New York's Highway Law and implementing Rules and Regulations (Part 101, Title 17, and NYCRR).
- All site occupants would be furnished a copy of an information booklet and would be fully informed of all benefits to which they may be entitled.
- No site occupant would be required to move from his or her property without at least 90-day written notice.
- Comparable replacement housing would be offered to all residential occupants.
- The relocation program would be carried out in an orderly, humane, and timely fashion.
- Relocation assistance would be offered to all relocated persons without discrimination.
- An on-site relocation office would not be established for this project, but staff from NYSDOT would provide assistance at hours convenient to the relocated persons.

### Business Relocation

Approximately 555 employees would be displaced by the Viaduct Alternative. Based on market research, there is a sufficient supply of available commercial properties (retail and office properties), either for sale or for rent, that could accommodate the businesses that would be displaced as a result of the Viaduct Alternative.

Nearly 60 commercial properties currently for sale or lease were identified in Downtown Syracuse or in adjacent areas. Available spaces vary in size and type (Class A and B)<sup>1</sup> and could accommodate the variety of business types and number of employees that would be displaced as a result of the Viaduct Alternative in office, retail, or industrial/flex environments. Rents also vary from a low of \$8 per square foot/year for older office and flex space to a high of \$29 per square foot/year for premium space. Refer to the Conceptual Stage Relocation Plan in **Appendix D-1** for more information.

### Residential Relocation

Fifty-three dwelling units would be displaced under the Viaduct Alternative. Based on market research, the Central Study Area has a sufficient supply of available properties to accommodate the households that would be displaced by the Viaduct Alternative. More than 50 rental properties, including one-, two-, and three-bedroom units with rents from \$600 to \$1,200, were identified within the City of Syracuse, many within one-half mile of the existing viaduct. These include multi-family properties in the Prospect Hill and Downtown Syracuse neighborhoods, many of which have multiple listings. Over 50 for-sale properties were also identified, including single family, two-family, and multi-family properties ranging from \$39,000 to over \$200,000 and one- and two-bedroom condominiums in Franklin Square, Armory Square, and Prospect Hill. As such, displaced households would likely remain close to their existing locations or, at a minimum, in the larger City of Syracuse.

## 6-3-1.4 ENVIRONMENTAL CONSEQUENCES OF THE COMMUNITY GRID ALTERNATIVE

### 6-3-1.4.1 PERMANENT/OPERATIONAL EFFECTS

The Community Grid Alternative would result in the full or partial acquisition of 151 properties totaling 20.41 acres. Of these, 136 parcels, totaling 18.17 acquired acres, are within the City of Syracuse and 27 are tax-exempt (3.75 acres). Eight acquisitions, two of which are tax-exempt parcels owned by the State of New York, would be required in the Town of DeWitt (0.65 acres), and seven acquisitions would be required in the Town of Cicero (1.59 acres). **Table 6-3-1-4** summarizes the type and extent of the identified properties for potential acquisition. The properties are shown in **Figures 6-3-1-2a through 6-3-1-2g**.

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<sup>1</sup> Class A buildings are the most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality finishes, state of the art systems, exceptional accessibility, and a definite market presence. Class B buildings compete for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price. Class C buildings compete for tenants requiring functional space at rents below the average for the area (source: <http://www.boma.org/>).



In addition to the acquisition or easements of real property as noted above, the Project may require certain other property rights on public rights-of-way, through either acquisition or easements. These would not affect private property owners.

Of the 151 properties that would be affected by the Community Grid Alternative, 138 would require a partial acquisition and 13 would require full acquisition. Of the 138 properties that would be partially acquired, many are surface parking lots or areas of parking that support the property's use. A parking study was initiated for the I-81 Viaduct Project to identify the extent to which on- and off-street parking is available and utilized, and to evaluate potential impacts to parking under each project alternative. The loss of parking and resulting shortfalls have been identified as an adverse effect in certain areas. Measures to mitigate this loss of parking are further discussed in **Chapter 5, Transportation and Engineering Considerations** as well as **Appendix C-5**.

In addition, many partial acquisitions are portions of vacant lots or unbuilt areas of larger properties with active uses and buildings.

Of the 13 full land acquisitions, four properties have active commercial and industrial uses, seven are either vacant land or surface parking, one is a billboard, and one is a non-ceiling railroad (property owned by utility companies for which assessments are not subject to a ceiling imposed by the State). A partial acquisition would also require the demolition of a building (118.-07-01.0), but the majority of the parcel (73 percent) would be returned to the property owner. Among the full acquisitions, vacant land would be acquired between East Washington Street and East Fayette Street to implement the extension of Irving Avenue, which affects the parking entrance for the Central New York Biotech Accelerator.

Partial land acquisitions include 413 and 415 Franklin Street north of I-690 in Franklin Square; this City-owned vacant land is bisected by Evans Street into four total parcels. The western portion of these parcels includes an access path to the Onondaga Creekwalk. A City-owned parcel between Herald Place and West Genesee Street that adjoins Onondaga Creek would be acquired, as would two adjacent parking lots to the north and south of West Genesee Street at West Street.

Other acquisitions include 527-51 Renwick Avenue, a vacant parcel abutting the Campus West Apartments in the University Hill area, and three parcels that would be affected by the shift of Almond Street to the east at the southern limits of the Central Study Area. In addition to the acquisition or easements of real property, the Project may require certain property rights on public rights-of-way, through either acquisition or easements. These would not affect private property owners.

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**Table 6-3-1-4**

**Community Grid Alternative Property Acquisitions and Reduction in Property Taxes**

			Acquisition Area				Assessed Value/Taxes			
Tax ID	Total Acres	Land Use	Full or Partial Acquisition	Percent of Land to be Acquired	Acres to be Acquired¹	Impact to Building	Land Assessment per Tax Records	Total Assessment per Tax Records	Value of Portion to be Acquired Based on Tax Records	Reduction in Tax Revenue
CITY OF SYRACUSE										
002.-14-01.0	1.82	VACANT COMMERCIAL LAND	FULL	100.00%	1.82	NO	\$314,000	\$314,000	\$314,000	\$12,265
002.-14-02.0	0.43	VACANT COMMERCIAL LAND	FULL	100.00%	0.43	NO	\$70,000	\$70,000	\$70,000	\$2,734
002.-14-03.0	2.8	BILLBOARD	PARTIAL	75.36%	2.11	NO	\$350,000	\$450,000	\$263,750	\$10,302
002.-14-04.0	1.08	VACANT COMMERCIAL LAND	PARTIAL	5.56%	0.06	NO	\$115,000	\$115,000	\$6,389	\$250
008.-09-01.0	0.47	DISTRIBUTION FACILITY	PARTIAL	4.26%	0.02	NO	\$67,400	\$471,000	\$2,868	\$112
008.-09-03.0	0.14	PARKING LOT	PARTIAL	0.00%	0.02 PE	NO	\$15,900	\$35,500	\$0	\$0
008.-09-04.0	0.42	VACANT COMMERCIAL LAND	PARTIAL	0.00%	0.06 PE	NO	\$50,600	\$50,600	\$0	\$0
008.-09-08.0	0.16	VACANT COMMERCIAL LAND	PARTIAL	0.00%	0.01 PE	NO	\$34,100	\$34,100	\$0	\$0
008.-20-01.0	0.89	DISTRIBUTION FACILITY	PARTIAL	2.25%	0.02 FEE 0.10 PE	NO	\$47,000	\$300,000	\$1,056	\$41
017.-01-01.0	1.85	OFFICE BUILDING	PARTIAL	0.54%	0.01 FEE 0.01 PE	NO	\$126,100	\$2,900,000	\$682	\$27
017.-22-01.0*	0.41	CULTURAL FACILITY	PARTIAL	0.73%	0.003	NO	\$93,900	\$230,000	\$687	\$0
027.-32-04.0	0.24	TWO FAMILY RESIDENCE	PARTIAL	0.00%	0.03 PE	NO	\$13,000	\$60,700	\$0	\$0
027.-32-06.0	0.30	TWO FAMILY RESIDENCE	PARTIAL	0.00%	0.04 PE	NO	\$5,900	\$146,500	\$0	\$0
029.-17-02.0	0.88	MANUFACTURING	PARTIAL	0.11%	0.001	NO	\$117,100	\$550,000	\$133	\$5
029.-17-03.3**			PARTIAL	---	0.02 FEE 0.04 PE	NO	---	---	---	---
030.-03-27.0	0.04	COM VACANT W/MINOR IMPRV	PARTIAL	12.50%	0.005	NO	\$2,700	\$5,900	\$338	\$13
030.-04-01.0	0.07	BAR	PARTIAL	14.33%	0.01	NO	\$9,100	\$87,000	\$1,304	\$51
030.-04-20.0	0.36	MANUFACTURING	FULL	100.00%	0.36	YES	\$37,900	\$180,000	\$180,000	\$7,031
030.-04-21.0	0.015	BILLBOARD	FULL	100.00%	0.015	NO	\$8,000	\$108,000	\$108,000	\$4,218
030.-04-22.0	0.33	VACANT COMMERCIAL LAND	FULL	96.97%	0.32	NO	\$30,000	\$30,000	\$30,000	\$1,172
030.-05-01.0	1.28	DISTRIBUTION FACILITY	PARTIAL	1.02%	0.013	NO	\$167,300	\$300,000	\$1,699	\$66
030.-05-02.0	0.06	AUTO DEALER/PARKING LOT	PARTIAL	50.00%	0.03	NO	\$8,200	\$136,200	\$4,100	\$160
030.-06-01.0	0.45	1 OCCUPANT SM STRUCTURE	PARTIAL	13.33%	0.06	NO	\$194,000	\$325,000	\$25,867	\$1,010
030.-06-02.0	0.17	DISTRIBUTION FACILITY	PARTIAL	0.08%	0.0001	NO	\$75,000	\$130,000	\$60	\$2
030.-06-03.0	2.36	COMMUNITY-ANTENNA TV	PARTIAL	19.07%	0.45 FEE 0.04 PE	NO	\$1,200,000	\$4,530,000	\$228,814	\$8,937
030.-06-06.0	0.48	VACANT COMMERCIAL LAND	PARTIAL	10.42%	0.05	NO	\$42,000	\$42,000	\$4,375	\$171

**I-81 VIADUCT PROJECT**

**Table 6-3-1-4 (cont'd)**

**Community Grid Alternative Property Acquisitions and Reduction in Property Taxes**

			Acquisition Area				Assessed Value/Taxes			
Tax ID	Total Acres	Land Use	Full or Partial Acquisition	Percent of Land to be Acquired	Acres to be Acquired¹	Impact to Building	Land Assessment per Tax Records	Total Assessment per Tax Records	Value of Portion to be Acquired Based on Tax Records	Reduction in Tax Revenue
CITY OF SYRACUSE (cont'd)										
030.-07-02.0	0.2	SERVICE OR GAS STATION	PARTIAL	5.00%	0.01	NO	\$51,900	\$300,000	\$2,595	\$101
030.-12-01.0	0.12	VACANT COMMERCIAL LAND	PARTIAL	7.50%	0.01	NO	\$30,700	\$30,700	\$2,303	\$90
030.-13-03.2	1.49	PROFESSIONAL BUILDING	PARTIAL	20.81%	0.31	NO	\$325,000	\$1,948,000	\$67,617	\$2,641
030.-14-03.2	0.04	VACANT COMMERCIAL LAND	PARTIAL	7.50%	0.003	NO	\$10,700	\$10,700	\$803	\$31
030.-15-01.1*	3.2	COLLEGE/UNIVERSITY (OFFICE BUILDING	PARTIAL	1.56%	0.05	NO	\$1,309,000	\$7,826,000	\$20,453	\$0
030.-17-02.2	1.28	VACANT COMMERCIAL LAND	PARTIAL	14.84%	0.19	NO	\$222,300	\$222,300	\$32,998	\$1,289
030.-17-02.3	0.37	VACANT COMMERCIAL LAND	PARTIAL	8.11%	0.03	NO	\$64,900	\$64,900	\$5,262	\$206
030.-17-02.4*	1.12	PARKING LOT	PARTIAL	12.50%	0.14	NO	\$195,500	\$195,500	\$24,438	\$0
030.-17-02.5*	0.4	VACANT COMMERCIAL LAND	FULL	100.00%	0.4	NO	\$68,900	\$68,900	\$68,900	\$0
030.-17-02.6*	3.2	SCHOOL	PARTIAL	4.69%	0.15	NO	\$558,200	\$9,550,000	\$26,166	\$0
030.-17-02.7	0.84	VACANT COMMERCIAL LAND	PARTIAL	42.86%	0.36	NO	\$146,300	\$146,300	\$62,700	\$2,449
030.-17-02.8	1.5	VACANT COMMERCIAL LAND	PARTIAL	20.00%	0.3	NO	\$114,300	\$114,300	\$22,860	\$893
030.-17-02.9	1.33	VACANT COMMERCIAL LAND	PARTIAL	8.27%	0.11	NO	\$292,100	\$292,100	\$24,159	\$944
030.-17-04.0	0.4	VACANT COMMERCIAL LAND	PARTIAL	17.50%	0.07	NO	\$69,700	\$69,700	\$12,198	\$476
030.-18-01.1	3.15	VACANT COMMERCIAL LAND	PARTIAL	0.32%	0.01	NO	\$556,700	\$556,700	\$1,767	\$69
030.-18-01.2	0.39	VACANT COMMERCIAL LAND	PARTIAL	0.51%	0.002	NO	\$58,600	\$58,600	\$301	\$12
030.-18-01.3	0.18	VACANT COMMERCIAL LAND	PARTIAL	0.56%	0.001	NO	\$10,000	\$10,000	\$56	\$2
030.-23-01.1	0.43	VACANT COMMERCIAL LAND	PARTIAL	4.65%	0.02	NO	\$38,000	\$38,000	\$1,767	\$69
030.-23-20.1	0.63	BENEVOLENT ASSOCIATION	PARTIAL	0.16%	0.001	NO	\$97,300	\$819,000	\$154	\$6
030.-23-22.0	0.18	APARTMENT	PARTIAL	5.56%	0.01	NO	\$98,000	\$306,000	\$5,444	\$213
048.-02-03.1	0.36	VACANT COMMERCIAL LAND	PARTIAL	0.83%	0.003	NO	\$78,200	\$78,200	\$652	\$25
048.-04-04.0**	0.27	VACANT COMMERCIAL LAND	PARTIAL	1.50%	0.004	NO	---	---	---	---
048.-05-05.0	0.55	OFFICE BUILDING	PARTIAL	0.91%	0.005	NO	\$355,000	\$450,000	\$3,227	\$126
048.-05-08.0	0.13	VACANT COMMERCIAL LAND	PARTIAL	0.77%	0.001	NO	\$27,800	\$27,800	\$214	\$8
048.-17-03.0*	0.57	PARKING LOT	PARTIAL	75.44%	0.43	NO	\$198,300	\$198,300	\$149,595	\$0
049.-16-08.0*	4.71	HOSPITAL	PARTIAL	0.11%	0.005	NO	\$2,835,200	\$131,804,000	\$3,010	\$0
049.-16-09.0*	4.21	COLLEGE/UNIVERSITY	PARTIAL	7.36%	0.31	NO	\$222,400	\$16,830,000	\$16,376	\$0
049.-16-10.0*	0.88	APARTMENT	PARTIAL	28.41%	0.25	NO	\$2,226,300	\$16,460,000	\$632,472	\$0
049.-17-01.0*	6.4	APARTMENT	PARTIAL	1.09%	0.07	NO	\$561,700	\$2,600,000	\$6,144	\$0
050.-01-01.0*	1.7	COLLEGE/UNIVERSITY	PARTIAL	4.12%	0.07	NO	\$1,480,000	\$16,224,000	\$60,941	\$0
050.-01-02.0*	0.79	VACANT COMMERCIAL LAND	PARTIAL	46.84%	0.37	NO	\$130,000	\$130,000	\$60,886	\$0

**I-81 VIADUCT PROJECT**

**Table 6-3-1-4 (cont'd)**

**Community Grid Alternative Property Acquisitions and Reduction in Property Taxes**

			Acquisition Area				Assessed Value/Taxes			
Tax ID	Total Acres	Land Use	Full or Partial Acquisition	Percent of Land to be Acquired	Acres to be Acquired <sup>1</sup>	Impact to Building	Land Assessment per Tax Records	Total Assessment per Tax Records	Value of Portion to be Acquired Based on Tax Records	Reduction in Tax Revenue
CITY OF SYRACUSE (cont'd)										
050.-10-01.0*	0.27	DISTRIBUTION FACILITY	FULL	96.30%	0.26	YES	\$71,800	\$183,800	\$183,800	\$0
050.-10-02.0*	0.05	NON-CEILING RAILROAD	FULL	100.00%	0.05	NO	\$22,400	\$22,400	\$22,400	\$0
050.-10-03.0	0.03	VACANT COMMERCIAL LAND	FULL	100.00%	0.03	NO	\$50	\$50	\$50	\$2
050.-10-04.0*	1.17	NON-CEILING RAILROAD	PARTIAL	33.33%	0.39	NO	\$508,600	\$508,600	\$169,533	\$0
050.-10-05.0	0.13	RESIDENTIAL VACANT LAND	FULL	100.00%	0.13	NO	\$9,200	\$9,200	\$9,200	\$359
058.-06-18.0*	1.15	NON-CEILING RAILROAD	PARTIAL	2.61%	0.03	NO	\$40,200	\$40,200	\$1,049	\$0
061.-01-41.0	1.8	VACANT COMMERCIAL LAND	FULL	100.00%	1.8	NO	\$48,500	\$48,500	\$48,500	\$1,894
068.-04-03.0	0.54	SINGLE FAMILY RESIDENCE	PARTIAL	1.85%	0.01	NO	\$24,500	\$40,000	\$454	\$18
068.-04-07.0	0.69	SINGLE FAMILY RESIDENCE	PARTIAL	1.45%	0.01	NO	\$18,500	\$75,300	\$268	\$10
068.-04-08.0	0.67	SINGLE FAMILY RESIDENCE	PARTIAL	2.99%	0.02	NO	\$18,500	\$69,500	\$552	\$22
068.-04-09.0	0.65	SINGLE FAMILY RESIDENCE	PARTIAL	3.08%	0.02	NO	\$18,500	\$74,200	\$569	\$22
068.-04-10.0	0.65	SINGLE FAMILY RESIDENCE	PARTIAL	3.08%	0.02	NO	\$18,800	\$72,000	\$578	\$23
071.-06-13.0	13.9	HOME FOR AGED	PARTIAL	1.22%	0.17	NO	\$605,500	\$10,977,575	\$7,405	\$289
071.-15-03.1	2.49	SINGLE FAMILY RESIDENCE	PARTIAL	14.86%	0.37	NO	\$27,800	\$67,500	\$4,131	\$161
084.-14-03.0	0.11	RESIDENTIAL VACANT LAND	PARTIAL	36.36%	0.04	NO	\$1,100	\$1,100	\$400	\$16
085.-08-02.0	0.19	RESIDENTIAL VACANT LAND	PARTIAL	7.69%	0.02	NO	\$14,000	\$14,000	\$1,077	\$42
085.-08-01	0.26	RESIDENTIAL VACANT LAND	PARTIAL	6.84%	0.01	NO	\$1,500	\$1,500	\$103	\$4
085.-09-05	0.1	RESIDENTIAL VACANT LAND	PARTIAL	2.00%	0.002	NO	\$2,200	\$2,200	\$44	\$2
095.-05-01.0	4.21	PROFESSIONAL BUILDING	PARTIAL	1.66%	0.07	NO	\$2,579,300	\$8,048,700	\$42,886	\$1,675
095.-05-02.0*	2.79	APARTMENT	PARTIAL	2.15%	0.06	NO	\$2,356,000	\$7,645,000	\$50,667	\$0
102.-06-08.0*	1.86	APARTMENT	PARTIAL	0.54%	0.01	NO	\$1,621,900	\$2,350,000	\$8,720	\$0
102.-06-09.0	1.53	OFFICE BUILDING	PARTIAL	2.61%	0.04	NO	\$1,334,000	\$7,000,000	\$34,876	\$1,362
103.-08-01.0	0.21	VACANT COMMERCIAL LAND	PARTIAL	4.29%	0.009	NO	\$36,000	\$36,000	\$1,543	\$60
103.-14-01.0	0.35	DRIVE-IN BRANCH BANK	PARTIAL	1.14%	0.004	NO	\$230,000	\$316,900	\$2,629	\$103
103.-14-02.0	0.35	MINI-MART	PARTIAL	0.29%	0.001	NO	\$300,000	\$580,000	\$857	\$33
103.-22-02.2	0.66	FAST FOOD	FULL	100.00%	0.66	YES	\$397,000	\$547,000	\$547,000	\$21,366
104.-01-01.0	1.16	PARKING LOT	PARTIAL	1.72%	0.02	NO	\$220,000	\$245,000	\$3,793	\$148
104.-02-02.1	1.37	OFFICE BUILDING	PARTIAL	14.60%	0.20 FEE 0.10 PE	NO	\$450,000	\$2,544,000	\$65,693	\$2,566
104.-01-05.0	0.87	PARKING LOT	PARTIAL	26.44%	0.23	NO	\$90,000	\$103,400	\$23,793	\$929



**I-81 VIADUCT PROJECT**

**Table 6-3-1-4 (cont'd)**

**Community Grid Alternative Property Acquisitions and Reduction in Property Taxes**

			Acquisition Area				Assessed Value/Taxes			
Tax ID	Total Acres	Land Use	Full or Partial Acquisition	Percent of Land to be Acquire d	Acres to be Acquired¹	Impact to Building	Land Assessment per Tax Records	Total Assessment per Tax Records	Value of Portion to be Acquired Based on Tax Records	Reduction in Tax Revenue
CITY OF SYRACUSE (cont'd)										
104.-03-01.0	0.53	OFFICE BUILDING	PARTIAL	22.64%	0.12 FEE 0.04 PE	NO	\$424,900	\$1,325,000	\$96,204	\$3,758
104.-03-02.1*	0.09	SEWAGE TREATMENT	PARTIAL	0.00%	0.01 PE	NO	\$60,000	\$115,000	\$0	\$0
104.-03-02.2	0.42	VACANT COMMERCIAL LAND	PARTIAL	30.95%	0.13 FEE 0.05 PE	NO	\$100,000	\$100,000	\$30,952	\$1,209
104.-04-01.0	0.53	PARKING LOT	PARTIAL	43.40%	0.23 FEE 0.07 PE	NO	\$165,000	\$165,000	\$71,604	\$2,797
104.-05-01.0	0.23	DETACHED ROW BUILDING	PARTIAL	2.17%	0.005	NO	\$256,200	\$540,000	\$5,570	\$218
104.-05-07.0	0.31	PARKING LOT	PARTIAL	70.97%	0.22	NO	\$200,000	\$200,000	\$141,935	\$5,544
104.-06-03.0*	0.05	VACANT COMMERCIAL LAND	PARTIAL	60.00%	0.03	NO	\$33,000	\$33,000	\$19,800	\$0
104.-07-02.1	0.72	PARKING LOT	PARTIAL	0.42%	0.003	NO	\$1,025,000	\$1,025,000	\$4,271	\$167
104.-08-01.0	4.13	MANUFACTURING	PARTIAL	0.31%	0.013	NO	\$2,600,000	\$3,350,000	\$8,184	\$320
104.-11-01.0	0.2	PARKING LOT	PARTIAL	1.00%	0.002	NO	\$40,000	\$60,000	\$400	\$16
104.-11-02.0*	1.15	VACANT COMMERCIAL LAND	PARTIAL	0.09%	0.001	NO	\$44,100	\$44,100	\$38	\$0
104.-16-02.0	0.24	PARKING LOT	PARTIAL	3.33%	0.008	NO	\$300,000	\$300,000	\$10,000	\$391
106.-05-01.0	0.36	1 OCCUPANT SM STRUCTURE	PARTIAL	0.28%	0.001	NO	\$59,300	\$379,700	\$165	\$6
106.-13-06.0	0.13	VACANT COMMERCIAL LAND	PARTIAL	0.77%	0.001	NO	\$22,600	\$22,600	\$174	\$7
115.-01-04	3.14	TRUCK TERMINAL	PARTIAL	0.64%	0.02	NO	\$98,800	\$335,000	\$629	\$25
115.-03-07.2	0.15	VACANT COMMERCIAL LAND	PARTIAL	2.67%	0.004	NO	\$4,000	\$4,000	\$107	\$4
116.-01-01.2*	5.33	VACANT INDUSTRIAL LAND	PARTIAL	0.94%	0.05	NO	\$1,200,000	\$1,200,000	\$11,257	\$0
116.-01-02.1	5.13	VACANT COMMERCIAL LAND	PARTIAL	0.12%	0.006	NO	\$1,100,000	\$1,100,000	\$1,287	\$50
116.-01-08	5.65	VACANT INDUSTRIAL LAND	PARTIAL	0.02%	0.001	NO	\$691,800	\$691,800	\$122	\$5
116.-01-09	3.47	VACANT COMMERCIAL LAND	PARTIAL	6.92%	0.24	NO	\$610,000	\$640,000	\$42,190	\$1,648
116.-02-01.0*	10.94	VACANT COMMERCIAL LAND	PARTIAL	0.55%	0.06	NO	\$2,878,100	\$13,585,000	\$15,785	\$0
116.-02-04.3	2.62	BILLBOARD	PARTIAL	1.15%	0.03	NO	\$325,000	\$450,000	\$3,721	\$145
116.-02-05.0	1.71	VACANT COMMERCIAL LAND	PARTIAL	0.12%	0.002	NO	\$312,500	\$392,500	\$365	\$14
116.-02-08.1	6.53	PARKING LOT	PARTIAL	0.61%	0.04	NO	\$1,117,000	\$1,188,500	\$6,842	\$267
117-01-03	4.75	VACANT INDUSTRIAL LAND	PARTIAL	0.04%	0.002	NO	\$942,000	\$942,000	\$397	\$15
117.-02-01.1	7.65	VACANT INDUSTRIAL LAND	PARTIAL	0.20%	0.02	NO	\$1,303,000	\$1,303,000	\$2,555	\$100
117.-02-05	1.0	VACANT COMMERCIAL LAND	PARTIAL	10.00%	0.1	NO	\$50,000	\$50,000	\$5,000	\$195
117.-03-01.0	3.64	DETACHED ROW BUILDING	PARTIAL	0.08%	0.003	NO	\$370,000	\$577,200	\$305	\$12

**I-81 VIADUCT PROJECT**

**Table 6-3-1-4 (cont'd)**

**Community Grid Alternative Property Acquisitions and Reduction in Property Taxes**

			Acquisition Area				Assessed Value/Taxes			
Tax ID	Total Acres	Land Use	Full or Partial Acquisition	Percent of Land to be Acquired	Acres to be Acquired <sup>1</sup>	Impact to Building	Land Assessment per Tax Records	Total Assessment per Tax Records	Value of Portion to be Acquired Based on Tax Records	Reduction in Tax Revenue
CITY OF SYRACUSE (cont'd)										
117.-03-03.0	1.02	VACANT COMMERCIAL LAND	PARTIAL	14.71%	0.15	NO	\$192,000	\$192,000	\$28,235	\$1,103
117.-03-04.0	0.81	VACANT COMMERCIAL LAND	FULL	98.77%	0.8	NO	\$179,000	\$179,000	\$179,000	\$6,992
117.-04-04.0	0.28	VACANT INDUSTRIAL LAND	PARTIAL	0.18%	0.0005	NO	\$66,000	\$66,000	\$116	\$5
117.-03-01.0	3.64	DETACHED ROW BUILDING	PARTIAL	0.08%	0.003	NO	\$261,000	\$3,655,000	\$2,139	\$84
117.-05-02.0	1.22	DISTRIBUTION FACILITY	PARTIAL	0.82%	0.01	NO	\$600,000	\$600,000	\$110	\$4
117.-06-01.2	5.43	VACANT COMMERCIAL LAND	PARTIAL	0.02%	0.001	NO	\$143,400	\$143,400	\$1,978	\$77
118.-01-08.0	1.45	VACANT COMMERCIAL LAND	PARTIAL	1.38%	0.02	NO	\$488,000	\$1,320,000	\$680	\$0
118.-04-01.0*	2.87	MANUFACTURING	PARTIAL	0.14%	0.004	YES (smoke-stack)	\$634,000	\$8,105,000	\$2,272	\$89
118.-05-01.1	3.07	ELECTRIC TRANSMISSION IMPROV	PARTIAL	0.36%	0.011 FEE 0.08 PE	NO	\$490,000	\$500,000	\$985	\$38
118.-05-02.1	1.99	DISTRIBUTION FACILITY	PARTIAL	0.20%	0.004 FEE 0.08 PE	NO	\$254,900	\$325,000	\$325,000	\$12,695
118.-07-01.0	0.96	MANUFACTURING	PARTIAL	27.08%	0.26	YES	\$35,000	\$35,000	\$19,342	\$756
118.-07-02.2	0.76	PARKING LOT	PARTIAL	55.26%	0.42	NO	\$348,000	\$2,708,000	\$2,900	\$113
118.-07-08.0	1.92	OFFICE BUILDING	PARTIAL	0.83%	0.016	NO	\$205,500	\$1,338,300	\$4,029	\$157
118.-08-02.1	1.02	PARKING GARAGE	PARTIAL	1.96%	0.02	NO	\$46,600	\$46,600	\$2,861	\$0
118.-08-04.0*	1.14	VACANT COMMERCIAL LAND	PARTIAL	6.14%	0.07	NO	---	---	---	---
118.-08-11.0**	3.04	RESIDENTIAL/CONDO	PARTIAL	0.07%	0.002	NO	\$15,200	\$15,200	\$4,777	\$187
118.-08-12.2	0.35	VACANT COMMERCIAL LAND	PARTIAL	31.43%	0.11	NO	\$23,000	\$23,000	\$16,727	\$0
118.-08-12.3*	0.33	VACANT COMMERCIAL LAND	PARTIAL	72.73%	0.24	NO	\$20,000	\$20,000	\$1,739	\$68
118.-08-12.4	0.23	VACANT COMMERCIAL LAND	PARTIAL	8.70%	0.02	NO	\$181,200	\$181,200	\$1,742	\$68
118.-08-15	4.16	VACANT COMMERCIAL LAND	PARTIAL	0.96%	0.04 FEE 0.07 PE	NO	\$188,000	\$243,000	\$80,074	\$0
118.-09-01.1*	0.54	SEWAGE TREATMENT	PARTIAL	42.59%	0.23	NO	\$223,000	\$223,000	\$3,484	\$136
118.-09-01.2	0.64	VACANT COMMERCIAL LAND	PARTIAL	1.56%	0.01	NO	\$192,000	\$192,000	\$28,235	\$1,103
Onondaga Creek**			PARTIAL	---	0.21 FEE 0.02 PE	NO	---	---	---	

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**I-81 VIADUCT PROJECT**

**Table 6-3-1-4 (cont'd)**

**Community Grid Alternative Property Acquisitions and Reduction in Property Taxes**

Community and Economic Development Corporation										
			Acquisition Area				Assessed Value/Taxes			
Tax ID	Total Acres	Land Use	Full or Partial Acquisition	Percent of Land to be Acquired	Acres to be Acquired <sup>1</sup>	Impact to Building	Land Assessment per Tax Records	Total Assessment per Tax Records	Value of Portion to be Acquired Based on Tax Records	Reduction in Tax Revenue
TOWN OF DEWITT										
028.-01-09.0*	30.41	ROAD/STREET/HIGHWAY	PARTIAL	0.00%	0.08 PE	NO	\$1,220,000	\$1,320,000	\$0	\$0
029.-01-02.1	1.92	VACANT INDUSTRIAL LAND	PARTIAL	27.08%	0.52	NO	\$22,000	\$22,000	\$5,958	\$244
060.-07-03.0	0.68	VACANT COMMERCIAL LAND	PARTIAL	0.29%	0.002	NO	\$50,000	\$50,000	\$147	\$6
060.-07-04.0	0.49	APARTMENT	PARTIAL	3.06%	0.015	NO	\$75,000	\$200,000	\$2,296	\$90
060.-07-05.0	0.29	RESIDENTIAL VACANT LAND	PARTIAL	6.21%	0.018	NO	\$15,000	\$15,000	\$931	\$37
060.-10-01.0	0.26	SINGLE FAMILY RESIDENCE	PARTIAL	2.31%	0.006	NO	\$25,000	\$171,700	\$577	\$23
063.-01-07.0*	10.53	PICNIC GROUND	PARTIAL	0.02%	0.002	NO	\$22,800	\$22,800	\$4	\$0
063.-01-09.1	11.93	ELECTRIC POWER GENERATOR	PARTIAL	0.75%	0.09	NO	\$38,000	\$38,000	\$287	\$11
TOWN OF CICERO										
022.-01-07.0*	0.47	SINGLE FAMILY RESIDENCE	PARTIAL	14.89%	0.07	NO	\$18,600	\$75,000	\$2,770	\$0
031.-07-08.1	2.96	RURAL LOT 10 AC OR LESS	PARTIAL	21.96%	0.65	NO	\$15,000	\$15,000	\$3,294	\$136
031.-07-15	0.38	SINGLE FAMILY RESIDENCE	PARTIAL	1.58%	0.006	NO	\$32,900	\$140,000	\$519	\$21
031.-07-16	0.49	SINGLE FAMILY RESIDENCE	PARTIAL	22.45%	0.11	NO	\$35,000	\$140,000	\$7,857	\$324
031.-07-17	0.3	SINGLE FAMILY RESIDENCE	PARTIAL	3.00%	0.009	NO	\$24,400	\$130,000	\$732	\$30
038.-01-13.0	1.06	SINGLE FAMILY RESIDENCE	PARTIAL	54.72%	0.58	NO	\$40,300	\$80,000	\$22,051	\$910
038.-01-14.2	2.05	SINGLE FAMILY RESIDENCE	PARTIAL	7.80%	0.16	NO	\$47,300	\$215,000	\$3,692	\$152
TOTALS										
151	266.98			7.66%	20.41		\$49,300,450	\$313,326,725	\$5,002,316	\$130,794
							\$49.3 M	\$313 M	\$5.0 M	\$131 K
* Exempt										
** Data not available										
Valuation Data is based on 1/1/20 from Onondaga Department of Finance Property Tax Inquiry.										
<sup>1</sup> PE – Permanent Easement; FEE – Fee Acquisition. Unless otherwise noted, acres to be acquired would be as FEE.										
<b>Sources:</b> Syracuse – Onondaga County GIS on the Web. <a href="http://www.fsihost.com/onondaga/Default.aspx">http://www.fsihost.com/onondaga/Default.aspx</a> ; Onondaga Department of Finance Property Tax Inquiry. <a href="http://ocfintax.ongov.net/imateSyr/search.aspx">http://ocfintax.ongov.net/imateSyr/search.aspx</a> .										

## Displacement

As shown in **Table 6-3-1-5**, four commercial buildings would be acquired for the Community Grid Alternative. Of the four commercial buildings, one is used for storage and the other three are occupied, representing a total of four active businesses and an estimated 35 employees. The businesses that would be displaced are Tobin's Real Wood Furniture, Lawrence Automotive, Syracuse Housing Authority Garage, and a Dunkin' Donuts. As shown in **Table 6-3-1-5**, 13 of the displaced jobs are associated with Syracuse Housing Authority garage. In the Syracuse Housing Authority's master plan, a new centralized administration and maintenance building is identified at the intersection of New Street and South Street. The Syracuse Housing Authority intends to relocate its current operations and positions from the garage at 500 Renwick Avenue to the new facility. NYSDOT has been coordinating with the Syracuse Housing Authority on its plans for I-81.

There would be no residential building acquisitions under the Community Grid Alternative. The Community Grid Alternative would maintain the existing highway corridor through the South, East, and North I-481 Study Areas and would not displace any businesses or residents in these areas.

**Table 6-3-1-5**  
**Community Grid Alternative Building Acquisitions**

Tax ID	Address	Commercial Occupants (Tenants except where noted as owner)	Employees	Dwelling Unit	Estimated Value based on Public Record <sup>1</sup>
030.-04-20.0	101 Lodi St	Tobin's Real Wood Furniture/Lawrence Automotive	7	-	\$240,000
050.-10-01.0	500 Renwick Ave	Syracuse Housing Authority Garage	13	-	\$245,000
103.-22-02.2	110 Almond St	Dunkin' Donuts	15	-	\$730,000
118.-07-01.0	215 Genant St	M7 Group, Inc.	-	-	\$435,000
<b>TOTALS</b>			<b>35</b>	<b>0</b>	
<b>Note:</b> <sup>1</sup> Full Conceptual Stage Relocation Report (CSRR, October 2020) located in <b>Appendix D</b> . <b>Sources:</b> Onondaga Department of Finance (2020 Assessment and Market Value), City of Syracuse, Manta.com; CSRR (October 2020).					

## Loss of Tax Revenues

**Table 6-3-1-6** provides a preliminary estimate, subject to final appraisal and acquisition determination, of the potential loss of property tax revenue that could result from the Community Grid Alternative. For properties that would require a partial acquisition, the estimate of tax revenue reduction was calculated by multiplying the acreage of the partial acquisition by the total land value and then estimating the taxes of that value.

The Community Grid Alternative would result in a total tax loss of \$130,794 annually. This includes a \$30,552 annual tax loss for the City of Syracuse, a \$57,218 annual tax loss to the Syracuse City School District, an additional \$140 in county water taxes, and a \$41,499 annual tax loss to Onondaga County (including City of Syracuse, Town of Cicero, and Town of DeWitt county taxes). The Town of Cicero would lose \$353 in tax revenues annually and the North Syracuse School District would lose \$662 annually. The Town of DeWitt would lose \$94, and the East Syracuse School District would lose \$177 in tax revenues annually. There would also be an additional \$98 lost in other taxes, including County Water, Highway, and Library for the Towns of DeWitt and Cicero combined. The total aggregate



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property tax loss under the Community Grid Alternative would be less than one-half of one percent annually and, thus, is not an adverse effect.

**Table 6-3-1-6**

**Estimated Annual Property Tax Effects from the Community Grid Alternative**

Jurisdiction	Total Tax Levy	Estimated Tax Loss	Percent of Total Tax Levy
City of Syracuse	\$36,780,781	\$1,699	0.08%
Syracuse City School District	\$66,418,788	\$1,699	0.09%
Onondaga County	\$149,509,731	\$1,699	0.03%
Town of Cicero	\$11,696,097	\$353	0.00%
North Syracuse School District	\$87,777,567	\$662	0.00%
Town of DeWitt	\$13,633,991	\$94	0.00%
East Syracuse School District/Library	\$47,253,781	\$177	0.00%
Other	\$9,894,889	\$244	0.00%
<b>TOTAL</b>	<b>\$422,965,625</b>	<b>\$11330,794</b>	<b>0.03%</b>

**Notes:** Includes City of Syracuse, Onondaga County, Syracuse City School District, Onondaga County Water District, Town of Cicero, Cicero North Syracuse School District, Town of DeWitt, East Syracuse School District and Highway Taxes for Cicero and DeWitt.

**Sources:** City of Syracuse Annual Budget, Fiscal Year Ending June 30, 2020; Onondaga County New York, 2020 Executive Budget; Onondaga Department of Finance; City of Syracuse School District, Budget Book, 2019–2020.

### 6-3-1.4.2 CONSTRUCTION EFFECTS

The Community Grid Alternative would result in temporary easements during construction. Agreements would be established with the owners for the use of these properties during construction, and the properties would be returned to their respective owners after construction for continued use. This includes a safety buffer within Wilson Park (refer to **Section 6-4-2, Parklands and Recreational Resources**).

The Contractor would be responsible for identifying construction staging sites. Staging for construction equipment would occur within transportation right-of-way, properties to be acquired, or through temporary easements adjacent to the right-of-way, but additional staging areas may be required. The Contractor would seek out underutilized sites, such as vacant parcels or land currently used for surface parking. The Contractor would be responsible for the fee acquisition of these properties and for their sale upon completion of construction. NYSDOT would require the Contractor to comply with the Uniform Act for acquisition activities.

### 6-3-1.4.3 INDIRECT EFFECTS

The Community Grid Alternative would maintain the existing highway corridor through the South, East, and North I-481 Study Areas, and would not displace any businesses or residents in these study areas. As such, the alternative would not induce additional loss of business activity or residents that could negatively affect surrounding businesses and lead to increased vacancy or loss of value, nor would it be expected to result in growth inducing effects within these study areas.

The alternative would maintain transportation uses in the Central Study Area, except that a section of the highway would be removed, and traffic would be redirected to local streets. The displacement of four active businesses and 35 jobs (one-tenth of one percent—0.1 percent—of total jobs within the Central Study Area) would not be anticipated to result in induced loss of business or employment in the area.

The Community Grid Alternative could lead to additional development on parcels that would be created in the former right-of-way of I-81 in Downtown and the Southside (see **Section 6-2-1, Neighborhood Character**). This potential new development could increase property values and tax revenues for the City of Syracuse and Onondaga County. Refer to **Section 6-3-2, Local and Regional Economies** for more discussion of the development potential of these sites.

### 6-3-1.4.4 CUMULATIVE EFFECTS

As described in **Chapter 5, Transportation and Engineering Considerations**, the Community Grid Alternative would meet regional travel needs well into the future, accounting for existing travel demand and proposed development.

The potential limited new development on former right-of-way of I-81 in Downtown and Southside could provide for new residential and employment opportunities as well as increased tax revenues. Improved pedestrian amenities and bicycle facilities, which would connect to conceptualized or planned bicycle enhancements, would provide increased connectivity between existing neighborhoods and greater accessibility to remaining businesses. These improvements could potentially result in the reoccupation of vacant sites in structures in the Downtown and University Hill job centers and the improved pedestrian and visual connections between these areas.

### 6-3-1.4.5 MITIGATION

The Community Grid Alternative would partially or fully acquire 151 properties and displace four active businesses (35 employees). No residents will be displaced by the Community Grid Alternative. Efforts to avoid or minimize property acquisitions were made to the maximum extent practicable during the preliminary engineering of the Community Grid Alternative. To mitigate for the displacement of four active businesses, owners and tenants of affected properties would be provided relocation assistance in accordance with the Uniform Act and EDPL. In addition, owners of properties that would be acquired would be compensated at fair market value.

Based on market research, there is a sufficient supply of available commercial properties (retail and office properties), either for sale or for rent, that could accommodate the businesses that would be displaced as a result of the Community Grid Alternative. Nearly 60 commercial properties currently for sale or lease were identified in Downtown Syracuse or in adjacent areas. Available spaces vary in size and type (Class A and B)<sup>2</sup> and could accommodate the variety of business types and number of employees that would be displaced as a result of the Community Grid Alternative in office, retail, or industrial/flex environments. Rents also vary from a low of \$8 per square foot/year for older office and flex space to a high of \$29 per square foot/year for premium space.

The following assurances regarding property acquisition would be made:

- As part of the preparation procedure for the acquisition stage relocation plan, site occupants would be interviewed to determine their specific relocation needs.

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<sup>2</sup> Class A buildings are the most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality finishes, state of the art systems, exceptional accessibility, and a definite market presence. Class B buildings compete for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price. Class C buildings compete for tenants requiring functional space at rents below the average for the area (source: <http://www.boma.org/>).

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- The acquisition and relocation assistance program would be conducted in accordance with the requirements and standards of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended or as may be amended, as authorized by Section 30 of New York's Highway Law and implementing Rules and Regulations (Part 101, Title 17, and NYCRR).
- All site occupants would be furnished a copy of an information booklet and would be fully informed of all benefits to which they may be entitled.
- No site occupant would be required to move from his or her property without at least 90-day written notice.
- The relocation program would be carried out in an orderly, humane, and timely fashion.
- Relocation assistance would be offered to all relocated persons without discrimination.
- An on-site relocation office would not be established for this project, but staff from NYSDOT would provide assistance at hours convenient to the relocated persons.

Refer to the Conceptual Stage Relocation Plan in **Appendix D-1** for more information.