



**CITY OF SYRACUSE, MAYOR BEN WALSH**  
**300 South State Street, Suite 700 Syracuse, NY 13202**

Department of Neighborhood and Business Development  
 Jake Dishaw, Zoning Administrator  
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<b><i>V-24-14</i></b>	<b><i>Staff Report – August 8, 2024</i></b>				
<b><i>Application Type:</i></b>	Area Variance				
<b><i>Summary of Proposed Action:</i></b>	The applicant is seeking to install an area of 22 Square Feet wall sign which exceeds the maximum allowable area of 15 Square Feet for Cricket Wireless, a mobile device retail shop.				
<b><i>Project Address:</i></b>	410-30 West Seneca Turnpike to Valley Drive (Tax Map ID: 070.-15-13.0)				
<b><i>Owner/Applicant</i></b>	Richard S. Damico (Owner/Applicant)				
<b><i>Zoning Violations</i></b>	The proposed project is seeking an area variance from the Board of Zoning Appeals to violate the following Zoning Ordinances:				
	1. ReZone, Art. 4, Sec. 4.8H(2) Tabel 4.5 – Maximum wall sign area in MX-2 Zone District is 15 Square feet				
	<table border="1"> <thead> <tr> <th><b>Allowed in Zoning Code</b></th> <th><b>Proposed by Applicant</b></th> </tr> </thead> <tbody> <tr> <td>Maximum wall sign area size= 15 Square Feet</td> <td>Wall sign area size= 22 Square Feet</td> </tr> </tbody> </table>	<b>Allowed in Zoning Code</b>	<b>Proposed by Applicant</b>	Maximum wall sign area size= 15 Square Feet	Wall sign area size= 22 Square Feet
<b>Allowed in Zoning Code</b>	<b>Proposed by Applicant</b>				
Maximum wall sign area size= 15 Square Feet	Wall sign area size= 22 Square Feet				
<b><i>Existing Zone District:</i></b>	Neighborhood Center, MX-2 Zone District				
<b><i>Summary of Changes</i></b>	None				
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, and west are MX-2 Zone District. The east neighboring property is Single Unit Residential, R1 Zone District				
<b><i>Companion Application(s)</i></b>	<b>None</b>				
<b><i>Scope of Work:</i></b>	The scope of work includes installing a new business wall sign of 22 SF which exceeds the maximum allowed sign area. The proposed wall sign will be installed at the west corner of the façade fronting W. Seneca Turnpike. The tenant space frontage is 17.92 FT in length.				

*Staff Analysis:*

**Factors:**

- The tenant, Cricket Wireless, recently received an approval from the Office of Zoning Administration to change the previous use of personal service- salon, to retail, general.
- The applicant has been approved already to install a 48-SF sign panel for Cricket Wireless on the multi-tenant sign in the parking lot on the site.
- Currently, there is no sign on the façade of the tenant space.
- Requested variance seeks to allow the proposed wall sign to exceed maximum allowed sign area by 7 SF (46.67%).
- The proposed wall sign will be externally illuminated, which is in compliance with sections of ReZone code.
- A special use permit, SP-16-15, was granted to establish an indoor recycling center in the subject tenant space. A 13-SF wall sign and in total 65-SF window signs were approved as part of the special use permit.

**Conditions:**

- The proposed sign shall not produce illumination in excess of one foot-candle measured at a distance of four feet from the sign.
- The proposed sign shall not cause direct light rays to cross any property line.
- The proposed sign shall not cause an increase in light measured at any property line, other than a street line, of more than one foot-candle.
- If approved, the applicant shall comply with the general conditions for approval of variance application. (See the attached sheet “General Conditions for Variance Approval)

<p><b><i>Zoning Procedural History:</i></b></p>	<p><b>410-30 West Seneca Turnpike to Valley Drive</b></p> <p>AS-98-22M1: Sign Waiver Modification to AS-98-22 to install a new sign panel on the existing multi-tenant sign in the parking lot. (Cricket Wireless)</p> <p>MiSPR-24-41: Minor Site Plan Review, change of use from salon (personal services) to a cell phone store (retail general).</p> <p>SP-16-15: Special Use Permit Approved, establish an indoor recycling facility for bottle and can redemption.</p> <p>SP-93-30M2: Signage modification &amp; hours-restaurant, Approved</p> <p>SP-93-30M1: Signage medication for Fish Fry restaurant, Approved</p> <p>AS-98-22: Sign waiver of area size for Rescue Mission shopper, Approved</p> <p>AS-98-26: Sign Wavier of area size for Discount Liquor, Approved</p> <p>SP-93-30: Special Use Permit, Approved, establish a restaurant (Donut Shop)</p> <p>SP-92-10: Special Use Permit, Approved, establish a package food restaurant (Twin Trees Pizza)</p> <p>AS-89-54&amp;51: Sign Wavie of area and number for Carls Plaza, Approved</p> <p>SP-86-46: Special Use Permit, Denied, proposed Indoor amusements (Video Arcade).</p> <p>SP-82-62: Special Use permit, Approved, establish a package food restaurant (Seafood)</p> <p>Z-1827: Multi Structure Development, Approved, construct an 8' x 20' addition for storage of trash, garbage, waste and refuse.</p> <p>C-1384: Conditional Use, Denied, erect a masonry building for commercial purpose next to a residential Zone.</p>
<p><b><i>Summary of Zoning History:</i></b></p>	<p>The subject parcel 410-30 West Seneca Turnpike is a commercial plaza, including multiple business tenants (Retail shop, liquor store, and restaurant), and on-site parking is provided for the customers.</p>
<p><b><i>Code Enforcement History:</i></b></p>	<p>See attached code enforcement history.</p>

<p><b>Property Characteristics/ Existing Conditions:</b></p>	<p>The subject property is an irregularly shaped lot starting at the west corner facing West Seneca Turnpike, moving east for 278.6 feet, as the street frontage, span northwest for 106 feet, then east for 106 feet, then spans west north for 55.56 feet as the frontage of Valley Drive, then span west for 106.55 feet, span northwest again for 163.88 feet, then span west, for around 249.3 feet, and finally span south for 269 feet to enclose the property.</p> <p>The existing building is a mixed-use building with different commercial tenants.</p> <p>One of the neighboring tenants, Seneca Discount Liquors, has a 40-SF wall sign on a store frontage 28-FT in length which was approved by sign waiver AS-94-26.</p> <p>One of the neighboring tenants, pizza shop, which now occupied by Food Town, has a 16-SF wall sign on a store frontage 18-FT in length which was approved by special use permit SP-92-10.</p> <p>One of the neighboring tenants, Dollar Tree, has a 167.5-SF wall sign on a store frontage 144-FT in length which was approved by a building permit issued on 04/20/2001.</p> <p>There is an existing multi-tenant sign located in the parking lot on the site. The multi-tenant sign was approved by sign waiver AS-89-54 in 1989. The approval is binding on the current property owner. The Cricket Wireless proposes to replace one of the tenant panels for Rescue Mission on the multi-tenant sign, which was approved by AS-98-22, with new panel. The panel replacement for Cricket Wireless has been approved by AS-89-22M1.</p>
<p><b>SEQR Determination:</b></p>	<p>Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.</p>
<p><b>Onondaga County Planning Board Referral:</b></p>	<p>Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be referred to the Onondaga County Planning Board for review.</p>

**Applicant Submittals:** The application submitted the following in support of the proposed project:

- Area Variance Application
- Short Environmental Assessment Form Part 1
- Signage Plan on the Storefront: Exterior Site Plan | CR-FL-24B-BP-R, Cricket sign, Date:5/25/2023; Made by the company at 2035 Lakeside Centre Way Suite 250, Knoxville, TN 37922

**Attachments:**

Area Variance Application

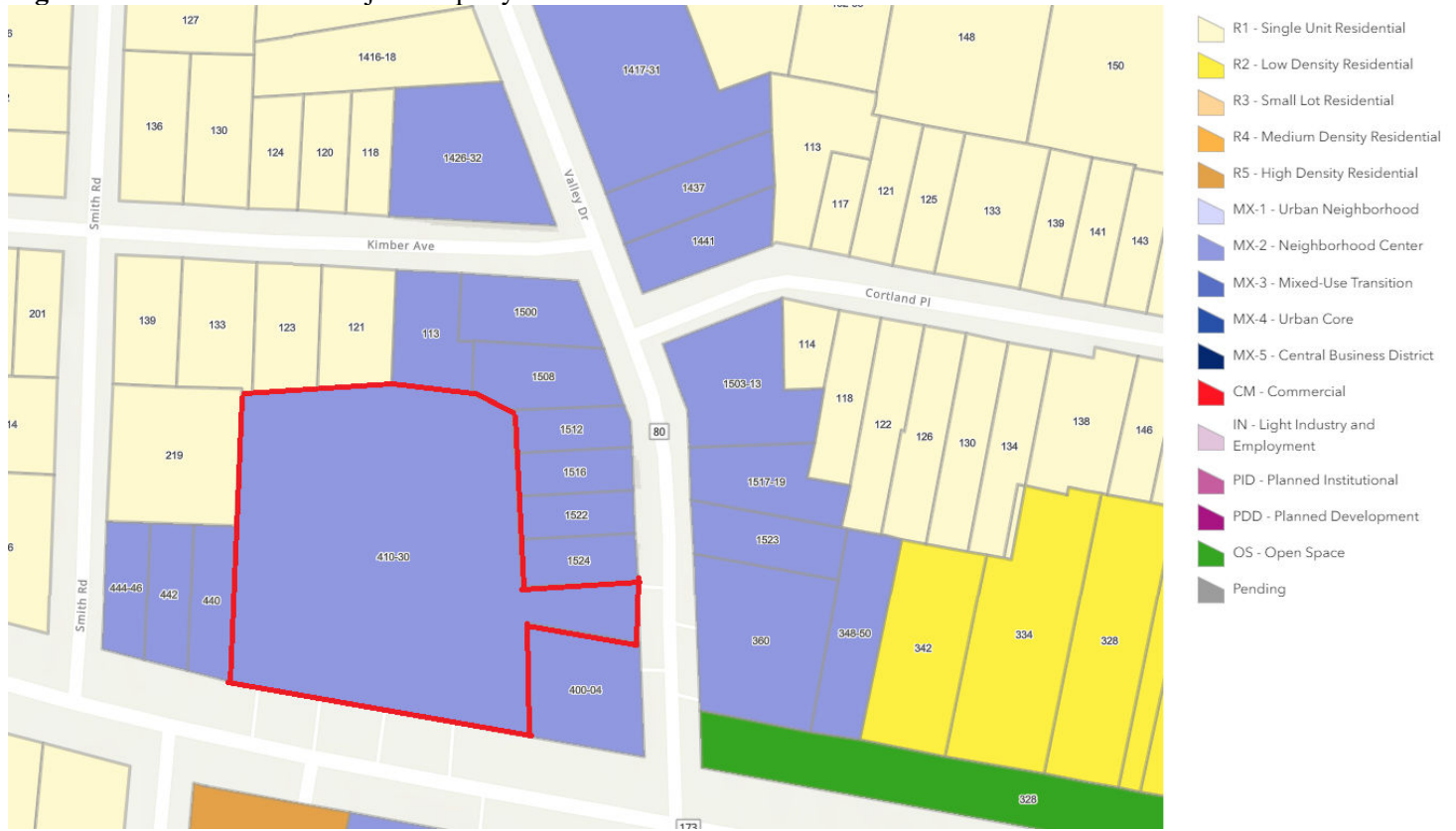
Short Environmental Assessment Form Part 2 & 3

Code Enforcement History

IPS Comments from City Departments

**Context Maps:**

**Figure 1. Zone District of Subject Property**



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2. Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

**Figure 3.** Street Frontage image of subject tenant space.



Description: Figure 3 shows street view from West Seneca Turnpike.

Image Source: Google Map, <https://www.google.com/maps/>

Variance Application



Office of Zoning Administration  
 One Park Place, 300 S State St.  
 Suite 700  
 Syracuse, NY 13202  
 Phone: (315) 448-8640  
 Email: zoning@syr.gov.net

For Office Use Only	
Zoning District:	_____
Application Number: V-	_____ - _____
Date:	_____

Variance Application

*This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed or emailed submissions will not be processed. If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

**General Project Information**

Business/project name: <b>Cricket Wireless</b>		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): <b>410-30 Seneca Tpke W</b>		
Lot numbers: 070-15-13.0	Block number: 410-30	Lot size (sq. ft.) 94,476 sf
Current use of property: Retail	Proposed: Retail	
Current number of dwelling units (if applicable): 1	Proposed: n/a	
Current hours of operation (if applicable): M-S: 10-7, S: 12-6	Proposed: n/a	
Current onsite parking (if applicable):	Proposed:	
Zoning (base and any overlay) of property: M		
Companion zoning applications (if applicable, list any related zoning applications): B		
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes		
Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested): <input type="checkbox"/> Use variance <input checked="" type="checkbox"/> Area variance		
Nature and extent of variance requested (attach additional pages if necessary): <b>The variance requested is a change in sign area size. We are requesting the use of an area of 22 sf instead of the zoning requirement of 15 sf, and due to the size and dimensions of our sign with the setback of 171'. We request the use of the 22 sf sign area as opposed to the 15 sf of sign area because at the 15 sf we would have to use a 12 sf sign according to our design criteria. This makes the sign too small at the 171' setback.</b>		

**Owner/Owner's Agent Certification**

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.	
Print owner name: Rick Damico	
Signature:	Date: 1/04/2024
Mailing address: 4500 Pewter Ln, Bldg 4, Manlius, NY 13104	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	



## Variance Application



Office of Zoning Administration  
One Park Place, 300 S State St,  
Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: zoning@syr.gov.net

### Area Variance Test

*An Area Variance is permission to build in a portion of the property that is otherwise restricted by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that the potential benefit of an Area Variance will outweigh any burden to community health, safety, and welfare through a five-part balancing test (see [https://www.dos.ny.gov/lg/publications/Zoning\\_Board\\_of\\_Appeals.pdf](https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf) for more information).*

*Briefly describe below how an Area Variance would affect the community using the following five tests and attach all supporting materials.*

#### 1. Neighborhood Character

Describe 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 area variance. **No discernable change in character. The sign will not be different than the current signs installed by other businesses in the strip center. Out sign is a standard Cricket sign that does not flash or distract from driving.**

#### 2. Feasibility of Alternatives

Describe whether the benefit sought by the applicant can be achieved by some other method that will be feasible for the applicant to pursue, other than an area variance. **There is no other feasible means by which the variance requested can be attained. Sales are driven by the visibility of the of the location. A lit sign at night and a noticeable sign during the daylight, guides new customers to a location. Sales will be impacted by 30 to 50 percent with a visible, recognizable sign.**

#### 3. Substantiality

Describe whether the requested area variance is substantial. **Not a substantial request. We are asking for a sign that is slightly larger than the one required by current code.**

#### 4. Adverse Effect

Describe whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. **No discernable adverse effect to the physical or environmental conditions. Our sign is no more impactful that the signs that are already installed at the shopping center.**

#### 5. Self-Created Difficulty

## Variance Application



Office of Zoning Administration  
One Park Place, 300 S State St,  
Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: [zoning@syrgov.net](mailto:zoning@syrgov.net)

Describe whether an 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 area variance. **No self-created difficulty has been created. This is all based on the physical building and as the location exists.**

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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

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

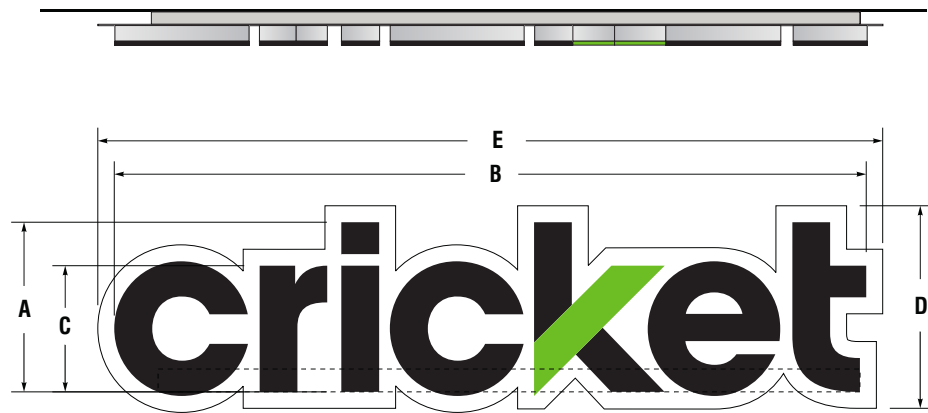
<b>Part 1 – Project and Sponsor Information</b>			
Sign installation at 410-30 Senenca Tpke W, Mobilelink Syracuse LLC			
Name of Action or Project: Sign Installation at 410-30 Seneca Tpke W			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: Install a sign on the building and in an existing monument sign.			
Name of Applicant or Sponsor: Erik Fjeseth		Telephone: 303-803-6166	
		E-Mail: erik.fjeseth@mobilelinkusa.com	
Address: 12501 Reed Road			
City/PO: Sugar Land		State: TX	Zip Code: 77478
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Erik Fjeseth</u> Date: <u>2/22/2024</u></p> <p>Signature: <u><i>Erik Fjeseth</i></u> Title: <u>Vice President Real Estate and Construction</u></p>		

N-02

Proposed



Product Code	A	B	C
CR-FL-24B-BP-R	2'-0"	8'-10 3/8"	1'-5 7/8"
	D	E	SF
	2'-4 5/8"	9'-3 1/16"	22.08

Not Production Art – For rendering purposes only

NOTE: Quote does not include removal of any existing signage, patching or painting of the existing façade. Cricket requires that any existing signs be removed and that façade is patched and painted by the dealer, or landlord to match the color of existing fascia prior to the new Cricket signs being installed by Principle USA Inc. Please contact your Field Activity Manager if you would like Principle to quote removal of any existing signage, or patching and painting of the façade.



**DIMENSIONS TO BE VERIFIED**

If UL labels are required by code, they must be installed so that they are visible from the ground.

Existing



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2035 Lakeside Centre Way Suite 250  
Knoxville, TN 37922  
T+865 692 4058 F+865 692 4104

Revision notes:



		Drawn by: JNF
Client:	Cricket	Checked by: -
Project:	As Built	Scale: NTS
Title:	TBD	Revision: 1
Date:	05.25.2023	Page: 5

## City of Syracuse

**Parcel History**

01/01/1900 - 08/02/2024

Tax Map #: 070.-15-13.0

Owners: RICHARD S DAMICO, Richard S Damico

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
410-30 Seneca Tpke W To Valley D	04/13/12	Completed Complaint	Trash/Debris-Private, Occ	Completed	2012-07739   Trash & Debris
410-30 Seneca Tpke W To Valley D	11/26/12	Permit Application	Electric	Issued	09310   SMARTWATT LIGHTING UPGRADE
410-30 Seneca Tpke W To Valley D	11/28/12	Violation	2010 IMC - Section 302.3 - Sidewalks and Driveways	Closed	
410-30 Seneca Tpke W To Valley D	12/13/12	Violation	2010 IMC - Section 605.1 - Installation	Closed	
410-30 Seneca Tpke W To Valley D	02/13/13	Completed Permit	Electric	Certificate Issued	09310   SMARTWATT LIGHTING UPGRADE   Certificate of Completion #09310
410-30 Seneca Tpke W To Valley D	02/14/14	Violation	2010 IFC - Section 904.11.6 - Operations and maintenance	Closed	
410-30 Seneca Tpke W To Valley D	02/14/14	Violation	2010 IFC - Section 906.2 - General requirements	Closed	
410-30 Seneca Tpke W To Valley D	02/14/14	Violation	2010 IFC - Section 904.11.6.4 - Extinguishing system service	Closed	
410-30 Seneca Tpke W To Valley D	04/21/14	Completed Complaint	Suppression-not sprinkler	Completed	2014-02723
410-30 Seneca Tpke W To Valley D	07/01/14	Completed Complaint	Property Maintenance-Ext	Completed	2012-26298   parking area
410-30 Seneca Tpke W To Valley D	08/25/14	Violation	2010 IMC - Section 605.1 - Installation	Closed	
410-30 Seneca Tpke W To Valley D	08/25/14	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
410-30 Seneca Tpke W To Valley D	08/25/14	Violation	SPCC - Section 27-57 (a) (17) - Improper Extens. Cord Use	Closed	
410-30 Seneca Tpke W To Valley D	08/25/14	Violation	2010 IMC - Section 605.1 - Installation	Closed	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
410-30 Seneca Tpke W To Valley D	11/04/14	Violation	SPCC - C of U - Sec 27-164 (A)	Closed	
410-30 Seneca Tpke W To Valley D	11/04/14	Violation	SPCC - C of U - Sec. 27-164 (B)	Closed	
410-30 Seneca Tpke W To Valley D	11/05/14	Completed Complaint	Property Maintenance-Ext	Completed	2012-27338   LIGHTS IN PARKING LOT DO NOT WORK
410-30 Seneca Tpke W To Valley D	01/12/15	Complaint	Cert of Use - Restaurant	x Expired	CU2014-0189   Papas Too!
410-30 Seneca Tpke W To Valley D	06/25/15	Permit Application	Com. Reno/Rem/Chg Occ	Issued	19808   Tenant: 'Metro PCS'  Change of occupancy from a [B] occupancy salon to an [M] occupancy retail store
410-30 Seneca Tpke W To Valley D	09/01/15	Violation	2010 IMC - Section 302.3 - Sidewalks and Driveways	Closed	
410-30 Seneca Tpke W To Valley D	09/01/15	Violation	2010 IMC - Section 307.1 - Accumulation of rubbish and garbage	Closed	
410-30 Seneca Tpke W To Valley D	10/08/15	Closed Permit	Com. Reno/Rem/Chg Occ	Canceled	19808   Tenant: 'Metro PCS'  Change of occupancy from a [B] occupancy salon to an [M] occupancy retail store
410-30 Seneca Tpke W To Valley D	10/09/15	Permit Application	Com. Reno/Rem/Chg Occ	Issued	21171   Tenant: 'Metro PCS'  Change of occupancy from a [B] occupancy salon to an [M] occupancy retail store
410-30 Seneca Tpke W To Valley D	10/15/15	Permit Application	Electric	Issued	21290   elec
410-30 Seneca Tpke W To Valley D	05/13/16	Violation	2010 IMC - Section 304.15 - Doors	Closed	
410-30 Seneca Tpke W To Valley D	05/13/16	Violation	2010 IMC - Section 305.1 - General	Closed	
410-30 Seneca Tpke W To Valley D	05/13/16	Violation	2010 IMC - Section 304.2 - Protective Treatment	Closed	
410-30 Seneca Tpke W To Valley D	05/24/16	Permit Application	Electric	Issued	24035   Electric
410-30 Seneca Tpke W To Valley D	07/06/16	Permit Application	Sign	Application Expired	24573   Signage for The Valley Bottle & Can
410-30 Seneca Tpke W To Valley D	07/14/16	Completed Permit	Electric	Completed - No	21290   elec   Certificate of Occupancy #21290



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
410-30 Seneca Tpke W To Valley D	10/21/16	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
410-30 Seneca Tpke W To Valley D	10/31/16	Completed Complaint	Property Maintenance- Ext	Completed	2016-30514   Trash and Debris *** Please see case 2016-30521
410-30 Seneca Tpke W To Valley D	11/23/16	Completed Complaint	Property Maintenance- Ext	Completed	2016-30521   Trash and debris
410-30 Seneca Tpke W To Valley D	01/23/17	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
410-30 Seneca Tpke W To Valley D	02/10/17	Completed Permit	Electric	Certificate Issued	24035   Electric   Certificate of Completion #24035
410-30 Seneca Tpke W To Valley D	03/10/17	Completed Complaint	Trash/Debris-Private, Occ	Completed	2017-05710   Trash, debris, rats, pallets. Dumpster overflowing.-SEE EXISTING CASE*****
410-30 Seneca Tpke W To Valley D	05/25/17	Completed Complaint	Property Maintenance- Ext	Completed	2017-02062   Trash and debris Dollar Tree
410-30 Seneca Tpke W To Valley D	10/10/17	Closed Permit	Com. Reno/Rem/Chg Occ	Canceled	21171   Tenant: 'Metro PCS'  Change of occupancy from a [B] occupancy salon to an [M] occupancy retail store
410-30 Seneca Tpke W To Valley D	04/23/18	Complaint	Cert of Use - Restaurant	x Business Closed	CU2014-0298   Ponchito's Taqueria
410-30 Seneca Tpke W To Valley D	05/07/18	Completed Complaint	Illegal Trash Set Out	Completed	2018-12820   Tires remain that may have been collected on the Earth Day clean up event.
410-30 Seneca Tpke W To Valley D	05/11/18	Completed Complaint	Trash Skip	Completed	2018-11885   Trash collected on April 21 Clean up date by volunteers remains in front of this parcel.
410-30 Seneca Tpke W To Valley D	05/29/18	Violation	2015 IPMC Section 604.3 Electrical System Hazards	Closed	
410-30 Seneca Tpke W To Valley D	05/29/18	Violation	2015 IMPC - 605.2 - Receptacles	Closed	
410-30 Seneca Tpke W To Valley D	05/29/18	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
410-30 Seneca Tpke W To Valley D	05/29/18	Violation	2015 IFC - 907.3 - Fire Safety Functions	Closed	
410-30 Seneca Tpke W To Valley D	05/29/18	Violation	2015 IFC Section 915.1 General	Closed	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
410-30 Seneca Tpke W To Valley D	05/30/18	Violation	2015 IMPC - 304.15 - Doors	Closed	
410-30 Seneca Tpke W To Valley D	07/30/18	Permit Application	Sprinkler	Issued	35105   Ansul system for Ponchito's Taqueria
410-30 Seneca Tpke W To Valley D	08/21/18	Completed Permit	Sprinkler	Certificate Issued	35105   Ansul system for Ponchito's Taqueria   Certificate of Completion #35105
410-30 Seneca Tpke W To Valley D	11/02/18	Violation	SGOC - Section 14-19 - Operating rules and regulations for waste generators	Closed	
410-30 Seneca Tpke W To Valley D	11/29/18	Completed Complaint	Trash/Debris-Private, Occ	Completed	2018-21574   T&D reported (7/13), overflowing dumpsters that are not fenced off. Needs to screen dumpster according to code. Saw rats in the dumpster area. Second Report from a different caller (7/16) came in regarding a bumper laying in the middle of the parking lot amongst loose trash & debris.
410-30 Seneca Tpke W To Valley D	06/05/19	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
410-30 Seneca Tpke W To Valley D	06/05/19	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
410-30 Seneca Tpke W To Valley D	07/19/19	Completed Complaint	Property Maintenance-Ext	Completed	2019-14852   Seneca Tpke Plaza- Overgrowth (left of plaza near dumpsters) T&D all over property throughout.
410-30 Seneca Tpke W To Valley D	04/12/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
410-30 Seneca Tpke W To Valley D	05/07/21	Completed Complaint	Trash/Debris-Private, Occ	Completed	2021-09461   Trash
410-30 Seneca Tpke W To Valley D	03/30/22	Permit Application	Sprinkler - Kitchen Hood	Issued	46062   sprinkler system
410-30 Seneca Tpke W To Valley D	03/31/22	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Closed	
410-30 Seneca Tpke W To Valley D	03/31/22	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
410-30 Seneca Tpke W To Valley D	04/11/22	Completed Complaint	Property Maintenance-Ext	Admin-Closed	2022-02846   trash and debris

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
410-30 Seneca Tpke W To Valley D	04/11/22	Complaint	Property Maintenance-Ext	Needs Review	2022-02844
410-30 Seneca Tpke W To Valley D	04/11/22	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
410-30 Seneca Tpke W To Valley D	04/29/22	Completed Complaint	Property Maintenance-Ext	Completed	2022-02453   ext trash
410-30 Seneca Tpke W To Valley D	05/16/22	Completed Permit	Sprinkler - Kitchen Hood	Certificate Issued	46062   sprinkler system   Certificate of Completion #46062
410-30 Seneca Tpke W To Valley D	02/29/24	Violation	SPCC - Section 27-57 (a) (17) - Improper Extens. Cord Use	Open	
410-30 Seneca Tpke W To Valley D	02/29/24	Violation	2020 FCNYS- - 607.3.4 - Extinguishing system service	Open	
410-30 Seneca Tpke W To Valley D	03/01/24	Complaint	Cert of Use - Food Store	x Issued	CU2024-0043   Food Town Market
410-30 Seneca Tpke W To Valley D	03/21/24	Violation	2020 FCNYS - 904.4 - Inspection and Testing	Closed	
410-30 Seneca Tpke W To Valley D	03/21/24	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
410-30 Seneca Tpke W To Valley D	03/21/24	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
410-30 Seneca Tpke W To Valley D	04/12/24	Permit Application	Com. Reno/Rem/Chg Occ	Holding For	50690   Change of occupancy.
410-30 Seneca Tpke W To Valley D	05/01/24	Completed Complaint	Suppression-not sprinkler	Closed - Risk	2024-01781   Fairlure to maintain ANSUL(Kitchen System)
410-30 Seneca Tpke W To Valley D	05/17/24	Complaint	Fire Alarm	Needs Review	2024-03709   Recent fire alarm certification
410-30 Seneca Tpke W To Valley D	05/17/24	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Open	
410-30 Seneca Tpke W To Valley D	05/21/24	Completed Complaint	Tobacco License	License: Issued	TL-2024-0069   Food Town Market

Project: V-24-14

Date: 8/8/2024

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	V-24-14
Date:	8/8/2024

### *Short Environmental Assessment Form Part 3 Determination of Significance*

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse Board of Zoning Appeals <hr style="border: 0; border-top: 1px solid black;"/> Name of Lead Agency	8/8/2024 <hr style="border: 0; border-top: 1px solid black;"/> Date
<hr style="border: 0; border-top: 1px solid black;"/> Print or Type Name of Responsible Officer in Lead Agency	<hr style="border: 0; border-top: 1px solid black;"/> Chairperson <hr style="border: 0; border-top: 1px solid black;"/> Title of Responsible Officer
<hr style="border: 0; border-top: 1px solid black;"/> Signature of Responsible Officer in Lead Agency	<hr style="border: 0; border-top: 1px solid black;"/> Signature of Preparer (if different from Responsible Officer)



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Richard Damico  
From: Haohui Pan, Zoning Planner  
Date: 08/02/2024  
Re: Variance (Area) V-24-14  
410-30 Seneca Tpke W To Valley D, Syracuse, 13205

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

These comments will also be forwarded to the BZA for their consideration. Please modify the proposal and/or provide written comments as maybe necessary to address the comments and submit to Haohui Pan Syracuse Zoning Office, Room 500, City Hall Commons, Syracuse, NY 13202, or [Zoning@syr.gov.net](mailto:Zoning@syr.gov) as soon as possible.

Please contact the Haohui Pan, Syracuse Zoning Office at (315) 448-8640 or [Zoning@syr.gov.net](mailto:Zoning@syr.gov.net) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	07/18/2024		
Zoning Planner	On Hold	07/18/2024	Zhitong Wu	Hold for approval from BZA