



**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>SP-24-21</i></b>	<b><i>Staff Report – October 21st, 2024</i></b>
<b><i>Application Type:</i></b>	Special Use Permit
<b><i>Project Address:</i></b>	311-13 N Crouse Ave (Tax Map ID: 018.-08-13.1)
<b><i>Summary of Proposed Action:</i></b>	<p>Partial change of land use type from barber shop (Personal services, general &lt;1,000 sq ft) to “vocational, arts, trade, or business” land use type (Barber shop Trade School: 315 Art of Barbering) in MX-2 Zone District.</p> <p>The current hours of operation for the barbershop are Monday to Sunday from 10 am - 10 pm. The lot size will remain 10,032 SF (0.23 acres), and the gross floor area of the proposed trade school will be shared with the existing barber shop which covers 500 SF of the lot.</p>
<b><i>Owner/Applicant</i></b>	Tempo CNY LLC. (Owner) Chasity Rolon (Applicant)
<b><i>Existing Zone District:</i></b>	Neighborhood Center, MX-2, Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring property to the north is located in the OS Zone District, the neighboring property to the west is in the R5 District Zone District, and the neighboring properties to south and east are in the MX-2 Zone District.
<b><i>Companion Application(s)</i></b>	There is no companion application.
<b><i>Scope of Work:</i></b>	<p>The scope of work includes: 1) Addition of six desks for trade school students; 2) partial first floor change of land use type from “Personal services, general &lt;1,000 sq ft” (Barber Shop) to “Vocational, arts, trade, or business” land use type (Barber Shop Trade School: 315 Art of Barbering).</p> <p>The barber shop will operate alongside the trade school and will occupy the same commercial space with no interior renovations.</p>
<b><i>Staff Analysis:</i></b>	<p><b>Factors:</b></p> <ul style="list-style-type: none"> <li>- The subject property currently has three legal dwelling units on the second floor, and a vacant commercial space alongside a barber shop on the ground floor.</li> <li>- Most recent Certificate of Compliance outlines legal land use is for three dwelling units, a vacant commercial space, and a barber shop, as well as 15 parking spaces</li> <li>- The property is close in proximity to public transit and there are on-street parking spaces available on N Crouse Ave. near the property. The parking lot is also shared with 309 N Crouse Ave and both properties have the same owners.</li> <li>- The proposed use is in compliance with all applicable regulations of the Zoning Rules and Regulations of the City of Syracuse, as amended.</li> <li>- The proposed use will not have an adverse impact upon the character or integrity of any land use within the immediate neighborhood or have an adverse impact on any properties with a unique cultural, historical, geographical, and architectural quality.</li> <li>- The proposed use is compatible with and will not impede the development or redevelopment of the general neighborhood or adversely affect existing land use within close proximity to the subject site.</li> <li>- The traffic levels will not increase for this addition of trade school land use on the property, and there is sufficient parking on site with 15 parking spaces.</li> </ul>

	<p><b><u>Recommended conditions if approved:</u></b></p> <ul style="list-style-type: none"> <li>- In addition to the General Conditions, Staff recommends approval of specific conditions:</li> <li>- No signage will be permitted without zoning approval and all signage must conform to ReZone, Article 4.8.</li> <li>- Proper education license shall be obtained to operate Barber Trade School.</li> <li>- Adhere to DPW approval conditions regarding site remediation</li> </ul>
<p><b>Zoning Procedural History:</b></p>	<ul style="list-style-type: none"> <li>- No Zoning History</li> </ul>
<p><b>Summary of Zoning History:</b></p>	<ul style="list-style-type: none"> <li>- No Zoning History</li> </ul>
<p><b>Code Enforcement History:</b></p>	<p>See attached code enforcement history.</p>
<p><b>Summary of Changes:</b></p>	<p>This is not a continued application.</p>
<p><b>Property Characteristics:</b></p>	<p><b><u>Existing property characteristics:</u></b>                  The subject property at 311-13 N Crouse Ave. is irregularly shaped with a total lot size of 10,032 SF (0.23 acres). The eastern property line and street frontage along N. Crouse Ave. is 76 FT; the southern property line borders 132 FT of 439-45 Hawley Ave &amp; 309 N Crouse Ave.; the western property line borders 66 FT of the rear property line of 134 Gertrude St.; and the northern property line borders 122.72 FT of a playground located at 501-19 Lodi St &amp; Gertrude St. The total structural coverage is 2,340 SF (23% of the lot size) and the gross floor area dedicated to the “Personal services, general &lt;1,000 sq ft” and “vocational, arts, trade, or business” land use is 500 SF. There are no physical changes to the site.</p>
<p><b>SEQR Determination:</b></p>	<p>Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II 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 referral criteria for Onondaga County Planning Board to review.</p>

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

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Alterations and Tenant Spaces of 311-13 N Crouse Ave, City of Syracuse, New York. Scale: As Noted.
- Property Survey on Lot 14 & Part of Lot No. 13, Known as No.315 N Crouse Ave., City of Syracuse, County Of Onondaga, State of New York; Licensed Land Surveyor: Hal R. Romans, L.S.; Dated: 06/17/2000, Scale: 1”=20’.
- Elevation Plans- Imagery from: 311-13 N Crouse Ave.
- Site Plan 311-313 N Crouse Ave.

**Attachments:**

Special Use Permit Application	IPS Comments from City Departments
Short Environmental Assessment Form Part 2 & Part 3	Certificate of Compliance
Code Enforcement History	

**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: Ononda County GIS On The Web: <https://spatial.vhb.com/onondaga/>



Special Use Permit 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

**Owner/Owner's Agent Certification**

By signing this application below, I, as the owner of the property under review give my endorsement of this application.

Print owner's name: TEMPO CNY LLC

Signature:

Date: 9/9/2024

Mailing address: 305 N CROUSE AVE SYRACUSE, NY 13203

Print authorized agent's name:

Date: 9/9/2024

Signature:

Mailing address:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

**Required Submittal Sheet**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- APPLICATION** – filled out completely, dated, and signed by property owner as instructed
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
- PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan
- PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
- APPLICATION FEE** – \$0

Please submit three full sized and one no larger than 11x17" of all of the plans listed below (all plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation.

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:



**Special Use Permit Application**



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

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

**Special Use Permit Application**

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method. 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: 315 ART OF BARBERING		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 311-313 N CROUSE AVE		
Lot numbers: 1	Block number:	Lot size (sq. ft.)
Current use of property: BARBERSHOP/RESIDENCE		Proposed:
Current number of dwelling units (if applicable):		Proposed:
Current hours of operation (if applicable): 10AM-10PM		Proposed:
Current onsite parking (if applicable): 15 SPACES		Proposed:
Zoning (base and any overlay) of property: X		
Companion zoning applications (if applicable, list any related zoning applications): X		
Has the owner obtained a certificate of use: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size: 20*30	Type: CHALKBOARD	Location: FRONT DOOR INSIDE
Size:	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary): I AM CURRENTLY IN THE APPLICATION PROCESS FOR A BARBER SCHOOL. I WILL INITIALLY HAVE 5-6 STUDENTS EVERY 6-7 MONTHS. ONE SIDE OF THE BUSINESS IS A BARBERSHOP THE OTHER SIDE WILL BE THE SCHOOL. THE PLAN IS TO START HERE IN THE SMALLER SPACE. I WILL MOVE THE SCHOOL WHEN IT BECOMES MORE ESTABLISHED. I WOULD LIKE TO KEEP IT IN SYRACUSE IN HOPES THAT WE CAN GET WALK INS SO STUDENTS CAN HAVE HANDS ON TRAINING. THIS WILL BE THE ONLY BARBER SCHOOL IN SYRACUSE NY THAT I KNOW OF. THE SPECIAL USE PERMIT ALONG WITH A FIRE INSPECTION REPORT IS THE LAST PIECES I NEED TO ACHIEVE THIS GOAL.		

# 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.

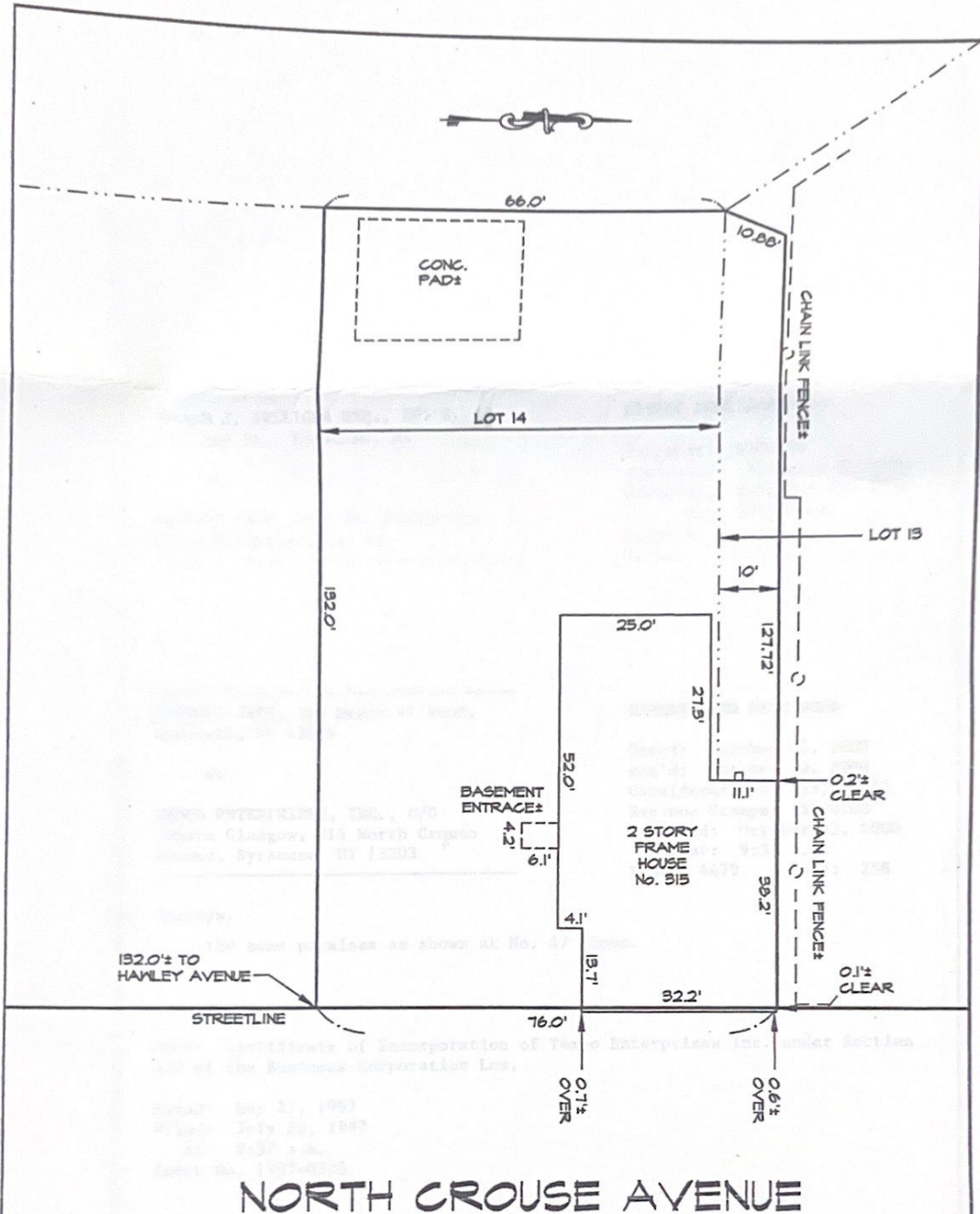
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b><u>Part 1 – Project and Sponsor Information</u></b>			
CHASITY ROLON			
Name of Action or Project: 315 ART OF BARBERING			
Project Location (describe, and attach a location map): 311-313 N CROUSE AVE SYRACUSE, NY 13202			
Brief Description of Proposed Action: I AM OPENING A BARBER SCHOOL ALONG SIDE MY BARBERSHOP. I PLAN TO TEACH PEOPLE INTERESTED IN LEARNING A NEW TRADE IN SYRACUSE AND SURROUNDING AREAS.			
Name of Applicant or Sponsor: CHASITY ROLON		Telephone: 315-484-6287	
		E-Mail: chasity_rolon@yahoo.com	
Address: 105 ROXBORO CIRCLE #2			
City/PO: MATTYDALE		State: NEW YORK	Zip Code: 13211
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval: BUREAU OF PROPRIETARY SCHOOL SUPERVISION DEPARTMENT OF EDUACATION		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		.05 acres	
b. <u>Total acreage to be physically disturbed?</u>		0 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		.2 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
<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. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u> 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>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?</u> 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: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	



14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site</u> 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 type="checkbox"/> Suburban	NO	YES
15. <u>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?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
18. <u>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)?</u> If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> 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>Chasity rolon</u> Date: <u>9/12/24</u></p> <p><u>Signature</u>  Title: <u>9/12:24</u></p>		



PROPERTY CORNER STAKES NOT SET UNLESS NOTED.  
 UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7204, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW, SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP TO DATE ABSTRACT OF TITLE WOULD SHOW.

20164.DWG



LOCATION SURVEY OF LOT No. 14 & PART OF LOT No. 13 IN BLOCK No. 167, KNOWN AS No. 315 NORTH CROUSE AVENUE, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

*Hal R. Romans*  
 HAL R. ROMANS, L.S. #049981  
 LICENSED LAND SURVEYOR SYRACUSE, NEW YORK

DRAWN BY:  
 HRR

DATE:  
 06/17/00

SCALE:  
 1"=20'

REVISIONS:

49

RONALD J. PELLIGRA ESQ., 205 S.  
Townsend St., Syracuse, NY

vs.

ANTHONY JETT, 8418 Theodolite Dr.  
#724, Baldwinsville, NY

**FAMILY COURT/ONONDAGA CO.**

Judgment: \$300.00  
Perfect'd: November 9, 1994  
Docketed: November 14, 1994  
at: 12:30 p.m.  
Attorney: xxxxxx  
Index: 1994T09081

50

ANTHONY JETT, 209 Deforest Road,  
Syracuse, NY 13214

to

TEMPO ENTERPRISES, INC., C/O  
Tamara Glasgow, 315 North Crouse  
Avenue, Syracuse, NY 13203

**BARGAIN AND SALE DEED**

Dated: October 20, 2000  
Ack'd: October 20, 2000  
Consideration: \$55,000.00  
Revenue Stamps: \$220.00  
Recorded: October 23, 2000  
at: 9:33 a.m.  
Book: 4479 Page: 258

ALLIED AMERICAN ABSTRACT CORP.

Conveys,

the same premises as shown at No. 47 above.

51

Note: Certificate of Incorporation of Tempo Enterprises Inc. under Section  
402 of the Business Corporation Law.

Dated: May 27, 1997  
Filed: July 28, 1997  
at: 9:57 a.m.  
Index No. 1997-0373

2

**COMMISSIONER OF LABOR**

vs.

TEMPO ENTERPRISES DBA MILLENIUM,  
6815 Manlius Center Rd., East  
Syracuse, NY

**TAX WARRANT/ALBANY**

Amount: \$430.13  
Perfect'd: October 20, 1999  
Docketed: October 27, 1999  
at: 10:08 a.m.  
Attorney: Commissioner of Labor  
Index: 1999T12091



STATE TAX COMMISSION

vs.

TEMPO ENTERPRISES, 4455 E.  
Genesee St., Syracuse, NY

*REC*

TAX WARRANT/SYRACUSE

Amount: \$669.81  
Perfected: November 6, 2001  
Docketed: November 8, 2001  
at: 8:37 a.m.  
Attorney: Deputy Tax Comm.  
Index: 2001TI1849

ALLIED AMERICAN ABSTRACT CORP.

*Handwritten:*  
PC 30-513-201







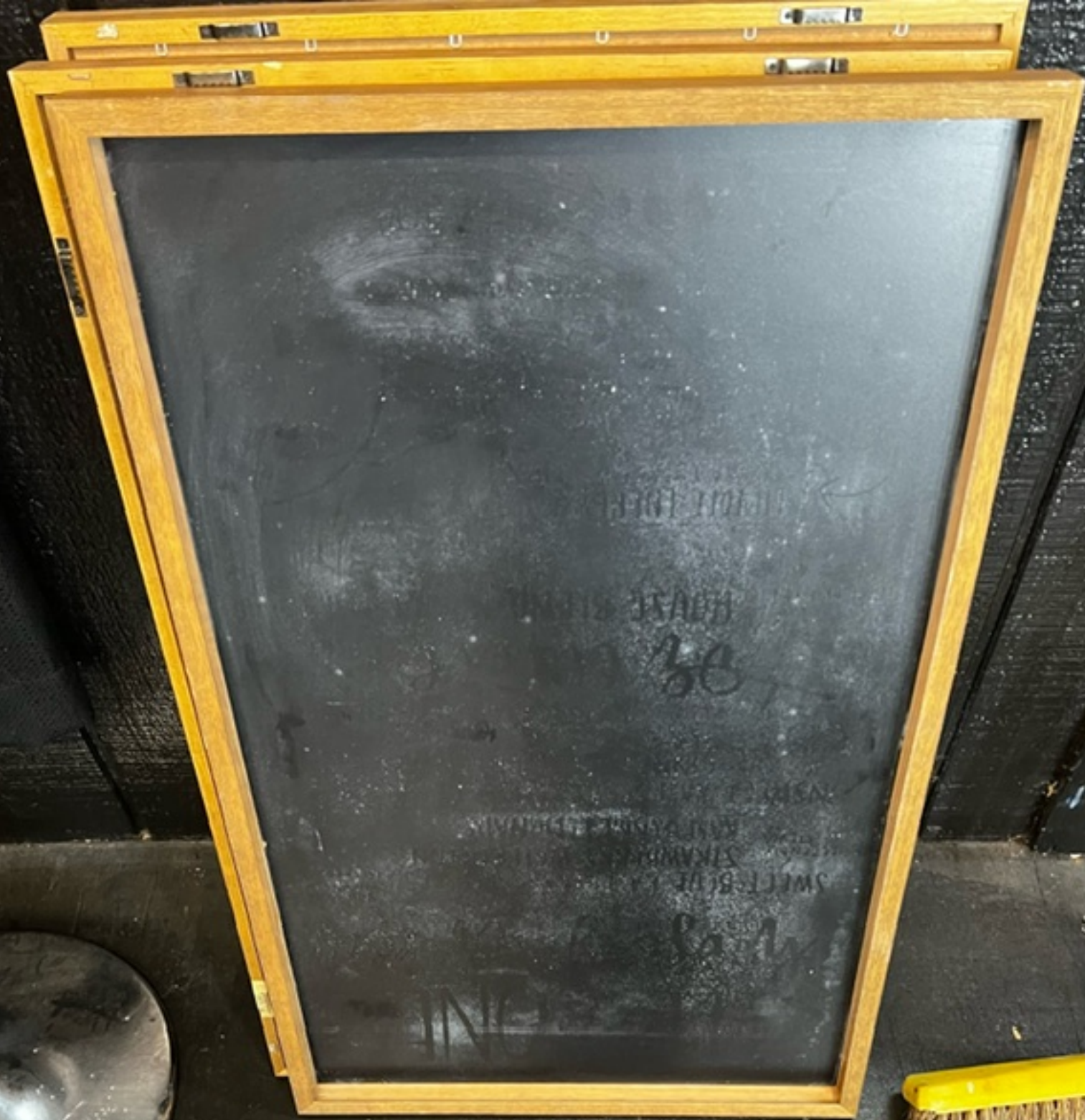




STOP

NO PARKING





















# SITE PLAN

**Address:**  
311-313 N Crouse Ave,  
Syracuse, NY 13203

**Assessor's Parcel Number:**  
311500 018.-08-13.1

**Parcel Area:**  
0.23 Acres

**Land Use:**  
COMMERCIAL  
MISCELLANEOUS  
COMMERCIAL

**Zoning:** 10

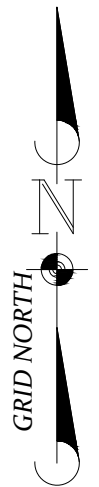
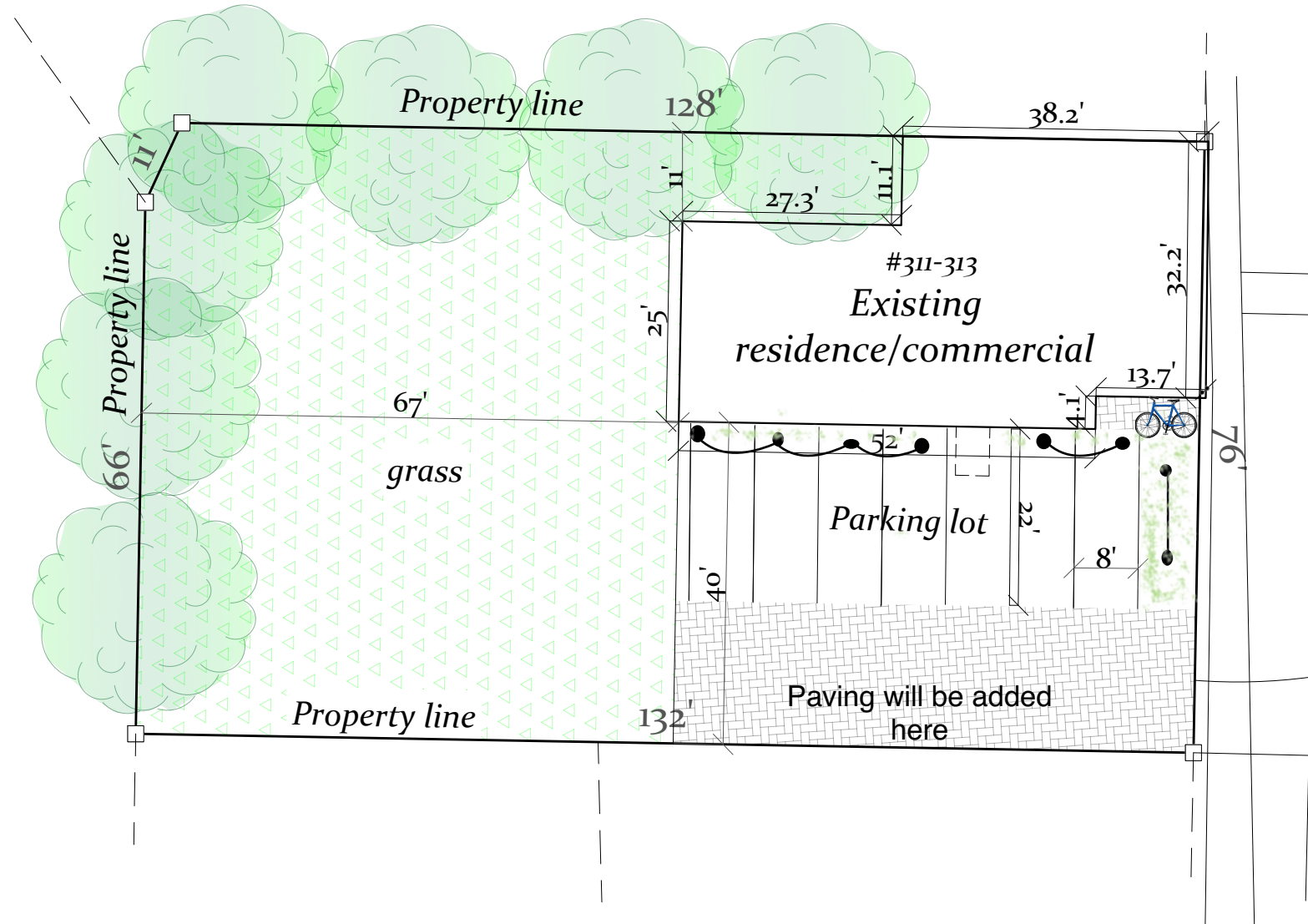
**Legal Description:**  
LOT 14P13 BLK 167 TR LATH  
76X132 WH & 2STORES

**Subdivision:**  
/

**Owner:** TEMPO CNY LLC

**Paper size & scale:**  
11" x 17"; 1" = 20'

**Date:** September, 2024



**Scale:**  
1" = 20'  
**Paper size:**  
11" x 17"

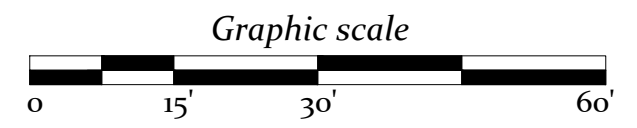
- Legend**
- Property line
  - - - Topography line
  - - - Wall line
  - Roof line
  - Retaining wall
  - Fence
  - Proposed addition

**Disclaimer**

This is not a Legal Survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only.

This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.



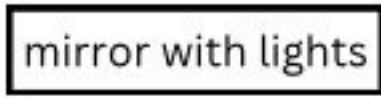
# Floor plan



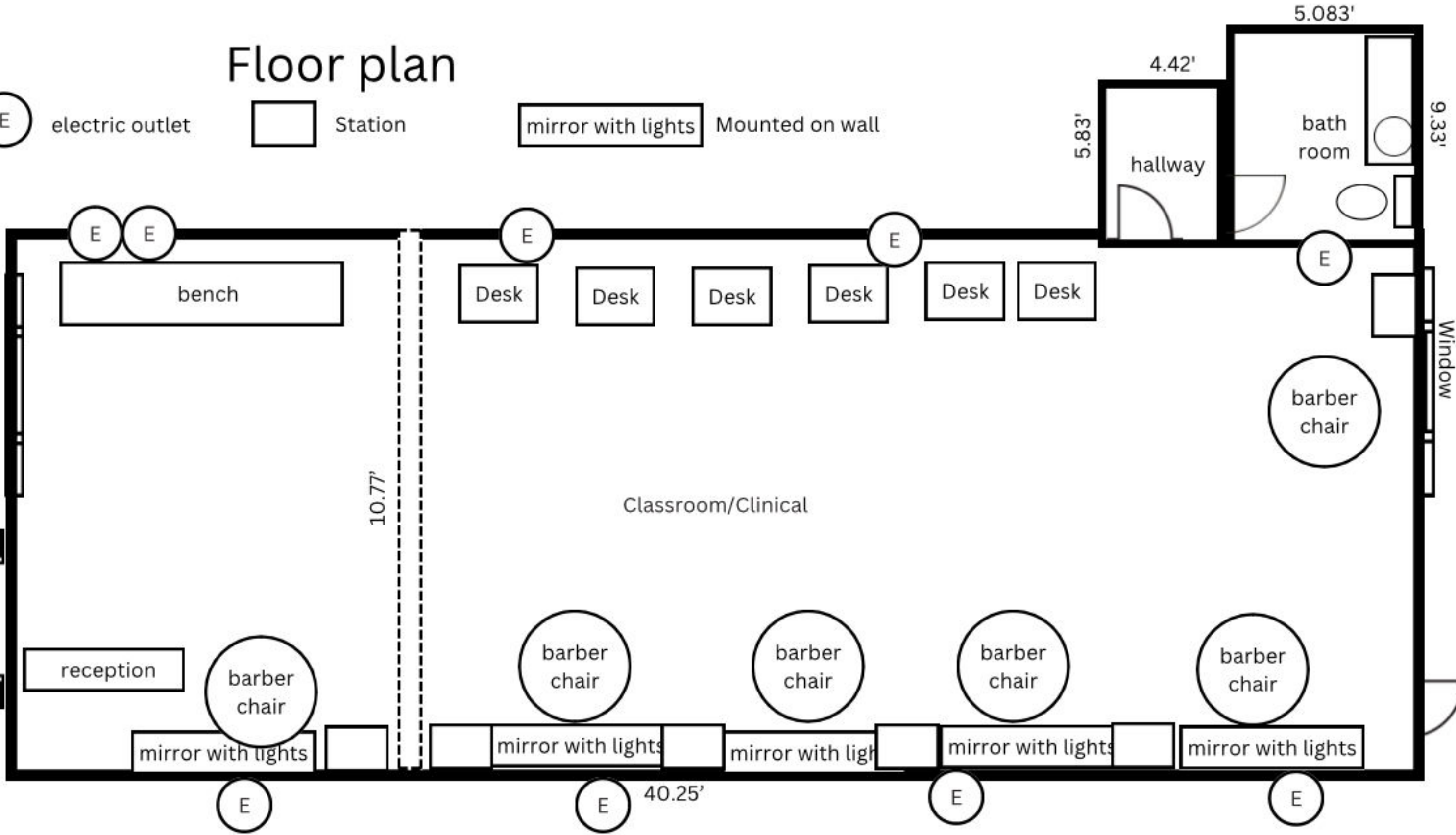
electric outlet



Station



mirror with lights Mounted on wall



5.083'

4.42'

5.83'

9.33'

10.77'

Classroom/Clinical

40.25'

Window

Window

bath room

hallway

barber chair

bench

Desk

Desk

Desk

Desk

Desk

Desk

reception

barber chair

barber chair

barber chair

barber chair

barber chair

mirror with lights

mirror with lights

mirror with light

mirror with lights

mirror with lights

E

E

E

E

E

E

E

E

E

Project:	SP-24-21
Date:	10/21/2024

## *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:		
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:	SP-24-21
Date:	10/21/2024

### *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 City Planning Commission	10/21/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

City of Syracuse – Division of Code Enforcement  
201 East Washington Street • Syracuse, New York 13202 • 315-448-8695



CERTIFICATE OF COMPLIANCE SECTION 27-15  
PROPERTY CONSERVATION CODE

To: TEMPO CNY LLC  
305. CROUSE AVE.  
SYRACUSE, NY  
13203

Issuance Date: JULY 8, 2020

Pursuant to an inspection made on JULY 8, 2020 of the premises located at  
311-13 N. CROUSE AVE.  
Syracuse, New York

This office certifies that the referenced property is on this date in substantial compliance with the Property Conservation Code and the Zoning Ordinance of the City of Syracuse.

**PROPERTY DESCRIPTION**

Number of structures on lot 1 Type of Construction: Masonry  Wood Frame

Number of Apartments: 3 Sleeping Rooms: \_\_\_\_\_ Commercial Units: 2  
(Rooming House ONLY) (1) Occupied as: VACANT

(2) Occupied as: BARBER

(3) Occupied as: \_\_\_\_\_

(4) Occupied as: \_\_\_\_\_

Total units by stories: Auxiliary Buildings? (INDICATED WITH AN X)  
Cellar \_\_\_\_\_ 0.  None

Basement \_\_\_\_\_ 1. 1-CAR MASONRY GARAGE

First Floor 3 2. 2-CAR MASONRY GARAGE

Second Floor 2 3. 3 OR MORE CAR MASONRY GARAGE

Third Floor \_\_\_\_\_ 4. 1-CAR WOOD FRAME GARAGE Attic (Y)  (N)

Fourth Floor \_\_\_\_\_ 5. 2-CAR WOOD FRAME GARAGE

6. 3 3 OR MORE CAR WOOD FRAME GARAGE

7. CARRIAGE HOUSE Car Spaces 15

8. SHED

If the inspection referred to above was made during the period of May 31 to September 15 no representation is made hereby as to the adequacy of the heating system. This certificate shall be considered current for a **period of five (5) years** after the date of issuance provided that such Certificate of Compliance has not been revoked during that period as provided in accordance with Article 2 Section 27-15 of the Property Conservation Code.

Receipt #: 2020-TS-122

Case #: 54

Assistant Director



City of Syracuse  
**Parcel History**  
 01/01/1900 - 10/04/2024  
 Tax Map #: 018.-08-13.1  
 Owners: Tempo CNY LLC  
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
311-13 Crouse Ave N	06/11/12	Permit Application	Com. Reno/Rem/Chg Occ	Issued	06846   Repair 2nd story front porch roof by sistering existing rafters in kind with 2x4's and replace ceiling with panel board. Contractor shall follow the construction safeguards of NYSFC Chapter 14.
311-13 Crouse Ave N	06/12/12	Inspection	Initial Inspection	N/A	
311-13 Crouse Ave N	07/11/12	Inspection	Progress Inspection	N/A	
311-13 Crouse Ave N	08/01/12	Inspection	Progress Inspection	N/A	
311-13 Crouse Ave N	08/10/12	Inspection	Progress Inspection	N/A	
311-13 Crouse Ave N	08/22/12	Inspection	Progress Inspection	N/A	
311-13 Crouse Ave N	10/15/12	Inspection	Final Inspection	Pass	
311-13 Crouse Ave N	10/17/12	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	06846   Repair 2nd story front porch roof by sistering existing rafters in kind with 2x4's and replace ceiling with panel board. Contractor shall follow the construction safeguards of NYSFC Chapter 14.   Certificate of Completion #06846
311-13 Crouse Ave N	11/14/12	Periodic Inspection	C of C	CC - Valid/Cert	
311-13 Crouse Ave N	12/26/12	Completed Complaint	Tire Pickup (4/yr)	Completed	2012-27554   4 tires
311-13 Crouse Ave N	07/30/14	Inspection	Complaint Inspection	N/A	
311-13 Crouse Ave N	07/31/14	Violation	2010 IFC - Section 1003.1 - Applicability	Closed	
311-13 Crouse Ave N	07/31/14	Violation	2010 IFC - Section 1006.1 Illumination required	Closed	
311-13 Crouse Ave N	07/31/14	Violation	2010 IFC - Section 1011.1 - Where Required	Closed	
311-13 Crouse Ave N	07/31/14	Violation	2010 IFC - Section 1011.2 - Illumination	Closed	
311-13 Crouse Ave N	07/31/14	Violation	2010 IFC - Section 1028.1 - General	Closed	
311-13 Crouse Ave N	07/31/14	Violation	2010 IFC - Section 3404.1 - General	Closed	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
311-13 Crouse Ave N	07/31/14	Violation	2010 IFC - Section 906.1 - Where required	Closed	
311-13 Crouse Ave N	07/31/14	Violation	2010 IFC - Section 906.2 - General requirements	Closed	
311-13 Crouse Ave N	07/31/14	Violation	2010 IFC - Section 906.6 - Unobstructed and unobscured	Closed	
311-13 Crouse Ave N	07/31/14	Violation	2010 IFC - Section 906.9 - Height above floor	Closed	
311-13 Crouse Ave N	07/31/14	Violation	2010 IFC - Section 907.1 - General	Closed	
311-13 Crouse Ave N	10/06/14	Inspection	Complaint Inspection	In Progress	
311-13 Crouse Ave N	10/14/14	Inspection	Complaint Inspection	In Progress	
311-13 Crouse Ave N	12/09/14	Completed Complaint	Fire Safety	Completed	2014-20813   possible use as assembly space/ after hours club
311-13 Crouse Ave N	12/09/14	Inspection	Complaint Inspection	Pass	
311-13 Crouse Ave N	01/09/16	Periodic Inspection	Smoke Certification	SC - Issued	
311-13 Crouse Ave N	06/20/17	Completed Complaint	Trash/Debris-Private, Occ	Completed	2017-17174   ***Referred to DPW***Failure to containerize. Also, commercial properties like this are typically not eligible for city residential trash pickup.
311-13 Crouse Ave N	06/26/17	Inspection	Complaint Inspection	N/A	
311-13 Crouse Ave N	08/19/19	Inspection	Complaint Inspection	Fail	
311-13 Crouse Ave N	08/19/19	Violation	SZC - Section Z-B-1 - Illegal Land Use	Closed	
311-13 Crouse Ave N	08/27/19	Inspection	Complaint Re-Inspection	In Progress	
311-13 Crouse Ave N	09/17/19	Inspection	Complaint Inspection	In Progress	
311-13 Crouse Ave N	10/01/19	Inspection	Complaint Inspection	In Progress	
311-13 Crouse Ave N	10/22/19	Inspection	Complaint Inspection	Fail	
311-13 Crouse Ave N	10/22/19	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
311-13 Crouse Ave N	10/29/19	Inspection	Complaint Inspection	In Progress	
311-13 Crouse Ave N	11/06/19	Inspection	Complaint Inspection	In Progress	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
311-13 Crouse Ave N	11/19/19	Completed Complaint	Property Maintenance-Int	Owner Compliance	2019-23021   Illegal night club
311-13 Crouse Ave N	11/19/19	Inspection	Complaint Inspection	Pass	
311-13 Crouse Ave N	11/22/19	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	12/05/19	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	12/30/19	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	01/30/20	Inspection	Complaint Re-Inspection	In Progress	
311-13 Crouse Ave N	02/11/20	Completed Complaint	Property Maintenance-Ext	Completed	2019-28588   Front window
311-13 Crouse Ave N	02/11/20	Inspection	Complaint Re-Inspection	Pass	
311-13 Crouse Ave N	03/05/20	Inspection	Complaint Inspection	Fail	
311-13 Crouse Ave N	03/05/20	Violation	2015 IPMC Section 304.7 Roofing	Closed	
311-13 Crouse Ave N	03/05/20	Violation	2015 IMPC - 305.3 - Interior Surfaces	Closed	
311-13 Crouse Ave N	03/05/20	Violation	SPCC - Section 27-57 (a) (7) - Wiring/Equip. Not Secured	Closed	
311-13 Crouse Ave N	03/05/20	Violation	2015 IMPC - 309.1 - Infestation	Closed	
311-13 Crouse Ave N	03/05/20	Violation	2015 IPMC Section 304.8 Trim	Closed	
311-13 Crouse Ave N	03/20/20	Inspection	Complaint Inspection	Fail	
311-13 Crouse Ave N	03/24/20	Inspection	Complaint Inspection	In Progress	
311-13 Crouse Ave N	03/27/20	Inspection	Complaint Inspection	No Progress	
311-13 Crouse Ave N	03/31/20	Inspection	Complaint Inspection	In Progress	
311-13 Crouse Ave N	04/07/20	Inspection	Complaint Inspection	In Progress	
311-13 Crouse Ave N	04/10/20	Inspection	Complaint Inspection	In Progress	
311-13 Crouse Ave N	04/15/20	Inspection	Complaint Inspection	In Progress	
311-13 Crouse Ave N	04/29/20	Inspection	Complaint Inspection	No Progress	
311-13 Crouse Ave N	05/06/20	Inspection	Complaint Inspection	No Progress	
311-13 Crouse Ave N	05/13/20	Inspection	Complaint Inspection	In Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
311-13 Crouse Ave N	05/27/20	Inspection	Complaint Inspection	In Progress	
311-13 Crouse Ave N	06/10/20	Inspection	Complaint Inspection	No Progress	
311-13 Crouse Ave N	06/24/20	Completed Complaint	Property Maintenance-Int	Owner Compliance	2020-03859   Squirrel in ceiling, ceiling in kitchen and living room leaking and caving in, bedroom is caved in
311-13 Crouse Ave N	06/24/20	Inspection	Complaint Inspection	Pass	
311-13 Crouse Ave N	08/27/20	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
311-13 Crouse Ave N	08/27/20	Inspection	Complaint Inspection	Fail	
311-13 Crouse Ave N	09/15/20	Inspection	Complaint Inspection	Fail	
311-13 Crouse Ave N	09/18/20	Inspection	Complaint Inspection	In Progress	
311-13 Crouse Ave N	09/30/20	Completed Complaint	Property Maintenance-Ext	Owner Compliance	2020-17577   Sign installed on roof of building without appropriate permits.
Location: 313 N Crouse Ave, Syracuse, New York, 13203					
311-13 Crouse Ave N	09/30/20	Inspection	Complaint Inspection	Pass	
311-13 Crouse Ave N	09/02/21	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
311-13 Crouse Ave N	09/02/21	Inspection	Complaint Inspection	Fail	
311-13 Crouse Ave N	09/13/21	Completed Complaint	Smoke Alarm Certification	Completed	2021-20714
311-13 Crouse Ave N	10/14/22	Inspection	Complaint Inspection	Fail	
311-13 Crouse Ave N	10/14/22	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
311-13 Crouse Ave N	11/01/22	Completed Complaint	Smoke Alarm Certification	Completed	2022-08586
311-13 Crouse Ave N	11/01/22	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	02/02/23	Inspection	Complaint Inspection	Fail	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
311-13 Crouse Ave N	02/02/23	Violation	Section 105.2 Building Permits	Closed	
311-13 Crouse Ave N	02/21/23	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	02/28/23	Inspection	Complaint Re-Inspection	N/A	
311-13 Crouse Ave N	03/09/23	Completed Complaint	Property Maintenance-Ext	Completed	2023-00711   Signage w/o permit
311-13 Crouse Ave N	03/09/23	Inspection	Complaint Re-Inspection	Pass	
311-13 Crouse Ave N	09/19/23	Complaint	Certificate of Compliance	Open	2023-06593   C of C
311-13 Crouse Ave N	09/19/23	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Closed	
311-13 Crouse Ave N	10/18/23	Inspection	Complaint Inspection	No Progress	
311-13 Crouse Ave N	10/25/23	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	11/08/23	Inspection	Complaint Inspection	Fail	
311-13 Crouse Ave N	11/08/23	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Closed	
311-13 Crouse Ave N	11/08/23	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
311-13 Crouse Ave N	11/08/23	Violation	SPCC - Section 27-43 (a) - Mandatory smoke detectors	Closed	
311-13 Crouse Ave N	11/08/23	Violation	2020 PMCNYS - Section 603.1 - Mechanical equipment and appliances	Closed	
311-13 Crouse Ave N	11/08/23	Violation	2020 PMCNYS - Section 309.1 - Infestation	Closed	
311-13 Crouse Ave N	11/08/23	Violation	2020 PMCNYS - Section 304.13.2 - Openable Windows	Closed	
311-13 Crouse Ave N	11/13/23	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	11/27/23	Inspection	Complaint Inspection	Fail	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
311-13 Crouse Ave N	11/27/23	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
311-13 Crouse Ave N	12/13/23	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	12/14/23	Inspection	BAA - 1st Ticket Plea	Ticket Default	
311-13 Crouse Ave N	12/21/23	Inspection	Complaint Inspection	No Progress	
311-13 Crouse Ave N	12/21/23	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	01/09/24	Completed Complaint	Smoke Alarm Certification	Completed	2023-07486
311-13 Crouse Ave N	01/10/24	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	01/29/24	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	02/26/24	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	02/27/24	Completed Complaint	Property Maintenance- Int	Completed	2023-07487   Roaches, Rats , ceiling caved in living room , heater is broken
311-13 Crouse Ave N	02/27/24	Inspection	Complaint Re-Inspection	Pass	
311-13 Crouse Ave N	03/25/24	Inspection	Complaint Re-Inspection	Fail	
311-13 Crouse Ave N	03/25/24	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
311-13 Crouse Ave N	03/25/24	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Closed	
311-13 Crouse Ave N	03/25/24	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
311-13 Crouse Ave N	03/25/24	Violation	2020 FCNYS- - 1031.10 - Emergency lighting equipment inspection and testing	Closed	
311-13 Crouse Ave N	03/25/24	Violation	2020 FCNYS- - 604.5 - Extension cords	Closed	
311-13 Crouse Ave N	03/25/24	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
311-13 Crouse Ave N	03/25/24	Violation	2020 PMCNYS - Section 704.6.1.2 - Groups R-2, R-3, R-4, I-1, and other dwellings	Closed	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
311-13 Crouse Ave N	04/10/24	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	05/13/24	Inspection	Complaint Re-Inspection	In Progress	
311-13 Crouse Ave N	06/10/24	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	06/17/24	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	06/24/24	Inspection	Complaint Re-Inspection	Pass	
311-13 Crouse Ave N	09/03/24	Inspection	Complaint Re-Inspection	No Progress	
311-13 Crouse Ave N	09/12/24	Project	SP - Other	Active	SP-24-21   Partial change of land use type from barber shop (Personal services, general <1,000 sq ft ) to Vocational, arts, trade, or business land use (Barber shop school) in MX-2 Zone District
311-13 Crouse Ave N	09/30/24	Inspection	Complaint Re-Inspection	Pass	
311-13 Crouse Ave N	10/01/24	Inspection	Complaint Re-Inspection	Fail	
311-13 Crouse Ave N	10/01/24	Violation	SGOC - Section 54-5(D) - Lead Abatement and Control Dust Sample Violation	Open	



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Tempo CNY LLC  
From: Amber Dillon, Zoning Planner  
Date: 10/4/2024 3:57:39 PM  
Re: SP - Other SP-24-21  
311-13 Crouse Ave N, Syracuse, 13203

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

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

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

Approval	Status	Status Date	Reviewer	Comments
Landmark Preservation Board	Internal Review Complete	09/16/2024	Kate Auwaerter	Non-contributing structure in the Hawley-Green Historic District. No further preservation review is required.
Zoning Planner	On Hold	09/23/2024	Cristian Toellner	On hold
Common Council	Pending	09/12/2024		
Planning Commission	Pending	09/12/2024		
DPW - Transportation Planner	Conditionally Approved	09/26/2024	Neil Milcarek-Burke	9/26/24 Revised plans address previous comments. 9/19/24 No major concern with proposal, however, there are site deficiencies that require remediation as part of this project. -Parking lot is encroaching into the the Crouse Ave N ROW. Parking area is to incorporate fixed vertical objects on private property to delineate the edge of the parking areas and prevent errant parking/overhang/encroachment into the ROW/sidewalk/and other non parking areas via conc. filled bollards, post/chain, or other substantial barrier (no wheel stops) - Parking lot area requires an access agreement or physical barrier to prevent movements to/from neighboring parcel to the south - Parking area is to be paved and have defined edges, bare earth or stone are not permissible ground cover materials - All areas of the Crouse Ave N ROW are to be restored to topsoil and grass -Bicycle parking is required, via one staple-style (no wave style) rack located in a conspicuous and well lit area near the main entrance