



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

<u>SP-24-22</u>	<i>Staff Report – October 21, 2024</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	308 Gifford St. & Wyoming St. (Tax Map ID: 100.-26-01.1)
<i>Summary of Proposed Action:</i>	The applicant proposes to establish a Liquor store use type in the existing vacant tenant space. The proposed hours of operation are Monday to Friday from 9 am - 9 pm. The gross floor area of the proposed liquor store is 3,026 SF.
<i>Owner/Applicant</i>	Mahmoud Naji Mousa (Owner/Applicant)
<i>Existing Zone District:</i>	Mixed-Use Transition, MX-3 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south and east are located in the Mixed-Use Transition, MX-3 Zone District, and the properties to the west are located in the Neighborhood Center, MX-2 District.
<i>Companion Application(s)</i>	MiSPR-24-67 Change the use of a vacant tenant space into Liquor store use type.
<i>Scope of Work:</i>	The scope of work includes: 1) establish a “Liquor store” use type in the existing vacant tenant space.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The proposed liquor store is consistent with the purpose of MX-3 Zone District, which is to provide supporting commercial uses to nearby residential neighborhoods and near major arterial and collector streets. - The NYS Liquor Authority has issued a conditional approval letter for liquor license on this property. Per the letter, the formal liquor license can only be issued after the applicant obtains local zoning approval for the proposed use type and signage. - The proposed liquor store is subject to the 200- and 500-foot rules (see figure 3 and 4); this location passes the 200- and 500-foot rules. The 200-foot rule applies to places of worship and schools and the 500-foot rule states that no more than three establishments with a currently ongoing liquor license can be within 500 feet of each other. See proximity report for additional information, figure 5. - The existing on-site parking lot was legally established through a special use permit and an encroachment permit. - There are sufficient on-site parking spaces to meet the parking requirement for the proposed liquor store. - The property is close in proximity to public transit. - The applicant has reached out to the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division, and a plumbing inspection has been done. - Per previously approved site plan in SP-19-12M1, landscaping buffers are proposed along the property boundaries and landscaping features will be planted along sidewalks. Based on the Google Map Streetview from July 2023, the applicant of SP-19-12M1, Mahmoud Naji Mousa, has not finished the work. See attached site plan from SP-19-12M1, figure 6. <p><u>Recommended conditions if approved:</u></p> <ul style="list-style-type: none"> - The applicant shall comply with the general conditions for approval on Special Use Permit application. (See the attached sheet “General Conditions for Site Plan

	<p>Review, Special Use Permit and Project Plan Review Approval).</p> <ul style="list-style-type: none"> - In addition to the General Conditions, Staff recommends approval of specific conditions: <ul style="list-style-type: none"> o The applicant must obtain a formal liquor license and a Certificate of Use before opening the business. o No beer and/or wine sales are allowed for consumption on the premises. o No drive-through /drop-off windows are allowed. o No cooked or hot food shall be made or sold; any pertinent changes need approval from the Office of Zoning Administration. o No will be permitted without zoning approval and all signage must conform to ReZone, Article 4.8. o The applicant must obtain a licensed plumbing contractor in Onondaga County and address all the violations and concerns noted in the letter from the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division before obtaining building permit.
<p><i>Zoning Procedural History:</i></p>	<ul style="list-style-type: none"> - 12/30/2019 R-19-44 Resubdivision to combine 4 lots into 1 new lot Approved - 12/30/2019 SP-19-12 Special Use Permit to establish a restaurant within a convenience store Remanded by the Common Council - 07/20/2020 SP-19-12M1 Special Use Permit to establish a restaurant within a convenience store Approved
<p><i>Summary of Zoning History:</i></p>	<p>In 2019, 4 properties were combined into 1 new lot and a special use permit to establish a restaurant was referred to Common Council for final approval. However, the special use permit application was remanded due to lack of encroachment permit for parking lot and too much waiver granted. The applicant revised the application, and it was approved by the Common Council in 2020.</p>
<p><i>Code Enforcement History:</i></p>	<p>See attached code enforcement history.</p>
<p><i>Summary of Changes:</i></p>	<p>This is not a continued application.</p>
<p><i>Property Characteristics:</i></p>	<p><u>Existing property characteristics:</u> The subject property at 308 Gifford St & Wyoming St. is irregularly shaped with a total lot size of 15,246 SF (0.35 acres). The western property line and street frontage along Wyoming Street is 187.78 FT; the southern property line and street frontage along Gifford Street is 73.41 FT; the eastern property line and street frontage along West Street 208.77 FT; and the northern property line borders 513 Wyoming St and 616 West St S Rear for 105.79 FT. The total structural coverage is 6,435 SF (42.2% of the lot size) and the gross floor area dedicated to the “Liquor store” land use type is 3,026 SF. There are no other changes to the site, except for the sign copy change for the new tenant.</p>
<p><i>SEQR Determination:</i></p>	<p>Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.</p>
<p><i>Onondaga County Planning Board Referral:</i></p>	<p>Pursuant to GML §239-1, m and n, the proposal meets the referral criteria for Onondaga County Planning Board to review. The Board provides comments below:</p> <ol style="list-style-type: none"> 1. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a reinspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of,

municipal approval.

2. The City and the applicant are encouraged to work to enhance the urban pedestrian environment in this area by reducing impervious surface coverage on the site, installing planting strips along road frontages, and reducing driveway widths.

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

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Boundary Survey of 308 Gifford Street, Part of Blocks 185 & 312, City of Syracuse, Onondaga County, N.Y.; Licensed Land Surveyor: Joseph Vincent Sallin; Joseph Vincent Sallin P.L.S.; Dated: 02/28/2024; Scale: 1"=20'.
- Site Plan, Floor Plan, Elevation Plan (Sheet A.1). Scale: 1/4"=1'; Stamped and signed by Michael Wolniak, Registered Architect; Wolniak Architects; Dated: 09/16/2024; Revised: 09/17/2024.

Attachments:

Special Use Permit Application

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments

Letter from Onondaga County WEP

Context Maps:

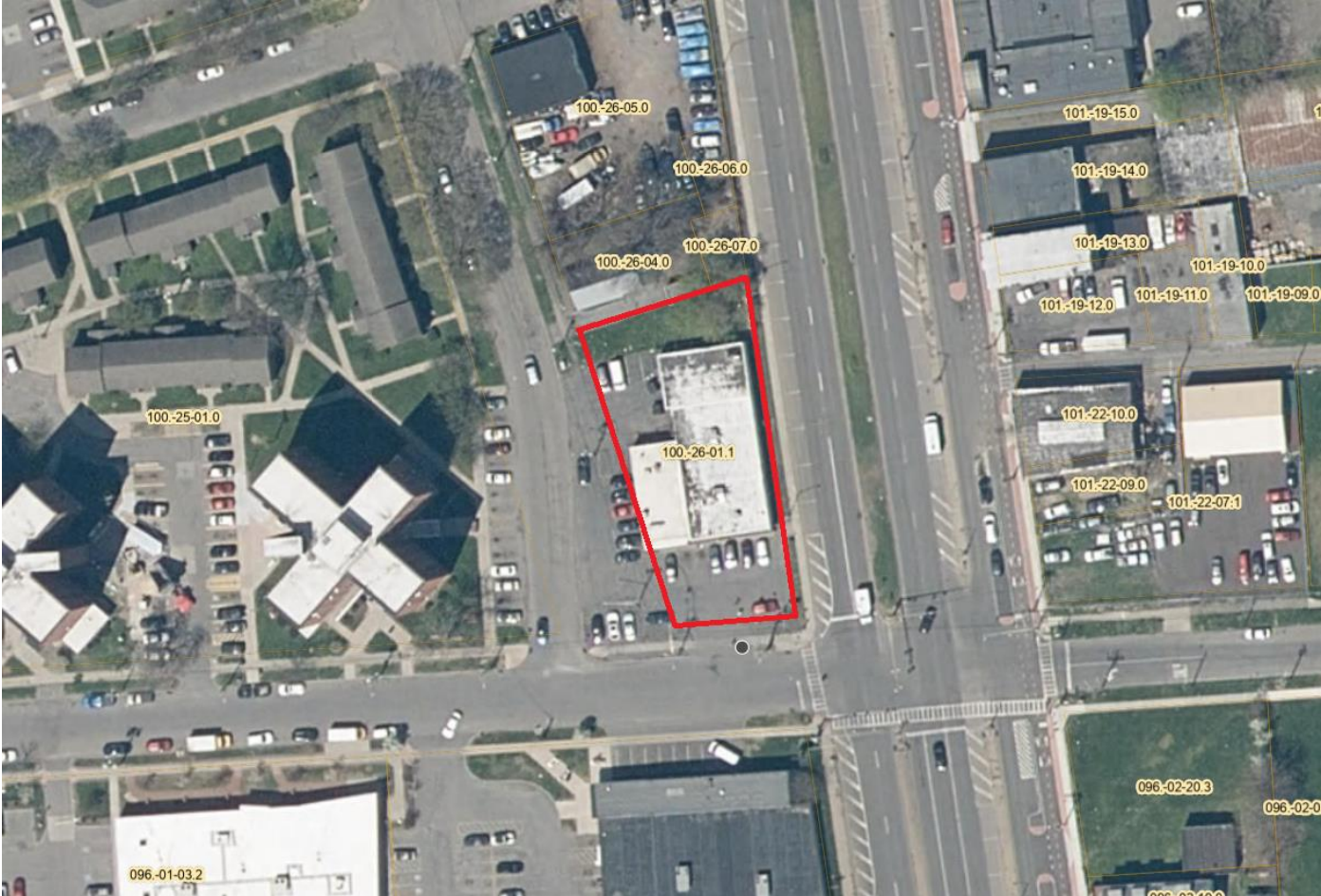
Figure 1: Zone District of Subject Property



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

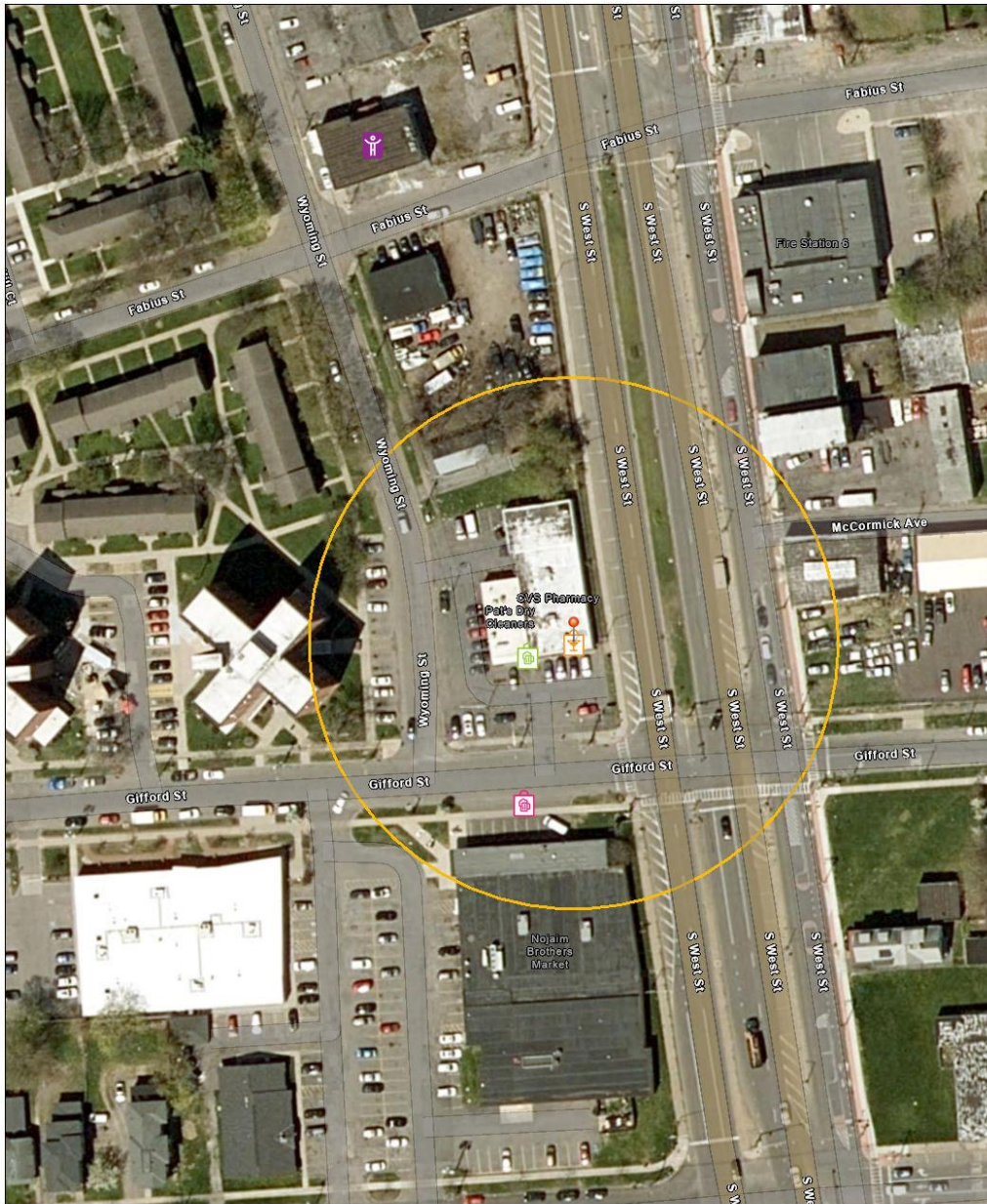
Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: Ononda County GIS On The Web: <https://spatial.vhb.com/onondaga>

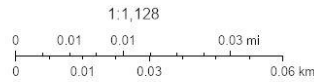
Figure 3: 200-foot rule buffer map

200 foot rule buffer map



10/4/2024, 10:30:34 AM

- Cities and Towns
- SLA Zones
- Active Licenses
- Off Premises Beer
- Pending Licenses
- Off Premises Liquor
- Inactive Licenses
- Off Premises Beer
- Places of Worship



New York State, Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Description: shows whether places of worship or schools are within 200 feet of proposed liquor store.
Source: NYS Liquor Authority Mapping Project (LAMP) [NYS Liquor Authority Mapping Project \(LAMP\)](#)

Figure 4: 500-foot rule buffer map

500 foot rule buffer map



Description: shows location of active, inactive, and pending liquor licenses.

Source: NYS Liquor Authority Mapping Project (LAMP) [NYS Liquor Authority Mapping Project \(LAMP\)](#)

Figure 5

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	300 Gifford St, Syracuse, New York, 13204
Geocode	Latitude: 43.04371 Longitude: -76.15845
Report Generated On	10/4/2024

8 Closest Liquor Stores		
Name	Address	Distance
ALAMO'S WINE & LIQUOR INC License ID: 0100-22-216450 Legacy Serial No.: 2216463	189 WALTON ST SYRACUSE, New York 13202	1,763 ft
CHA SQUARED HOSPITALITY LLC License ID: 0100-22-217514 Legacy Serial No.: 2226265	109 S WARREN ST STORE 6 SYRACUSE, New York 13202	3,220 ft
GARY J DECKER License ID: 0100-23-225049 Legacy Serial No.: 2172872	313 E WILLOW ST SYRACUSE, New York 13202	3,276 ft
NILKANTH VARNI INC License ID: 0100-23-226541 Legacy Serial No.: 2606712	116 OAKWOOD AVENUE BURT STREET & E TAY DR SYRACUSE, New York 13202	3,789 ft
ZOVI LLC License ID: 0100-22-217896 Legacy Serial No.: 2215819	600 S GEDDES ST SYRACUSE, New York 13204	3,795 ft
KID SID LLC License ID: 0100-21-214551 Legacy Serial No.: 2195102	1021 W GENESEE ST STE 2 SYRACUSE, New York 13204	4,992 ft
LIQUOR WAREHOUSE LLC License ID: 0100-22-216330 Legacy Serial No.: 2190256	507 513 N SALINA ST N STATE ST AKA 812-814 N STATE ST SYRACUSE, New York 13208	1.04 mi
825 CORPORATION License ID: 0100-23-225147 Legacy Serial No.: 2218445	825 E GENESEE ST SYRACUSE, New York 13210	1.05 mi

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

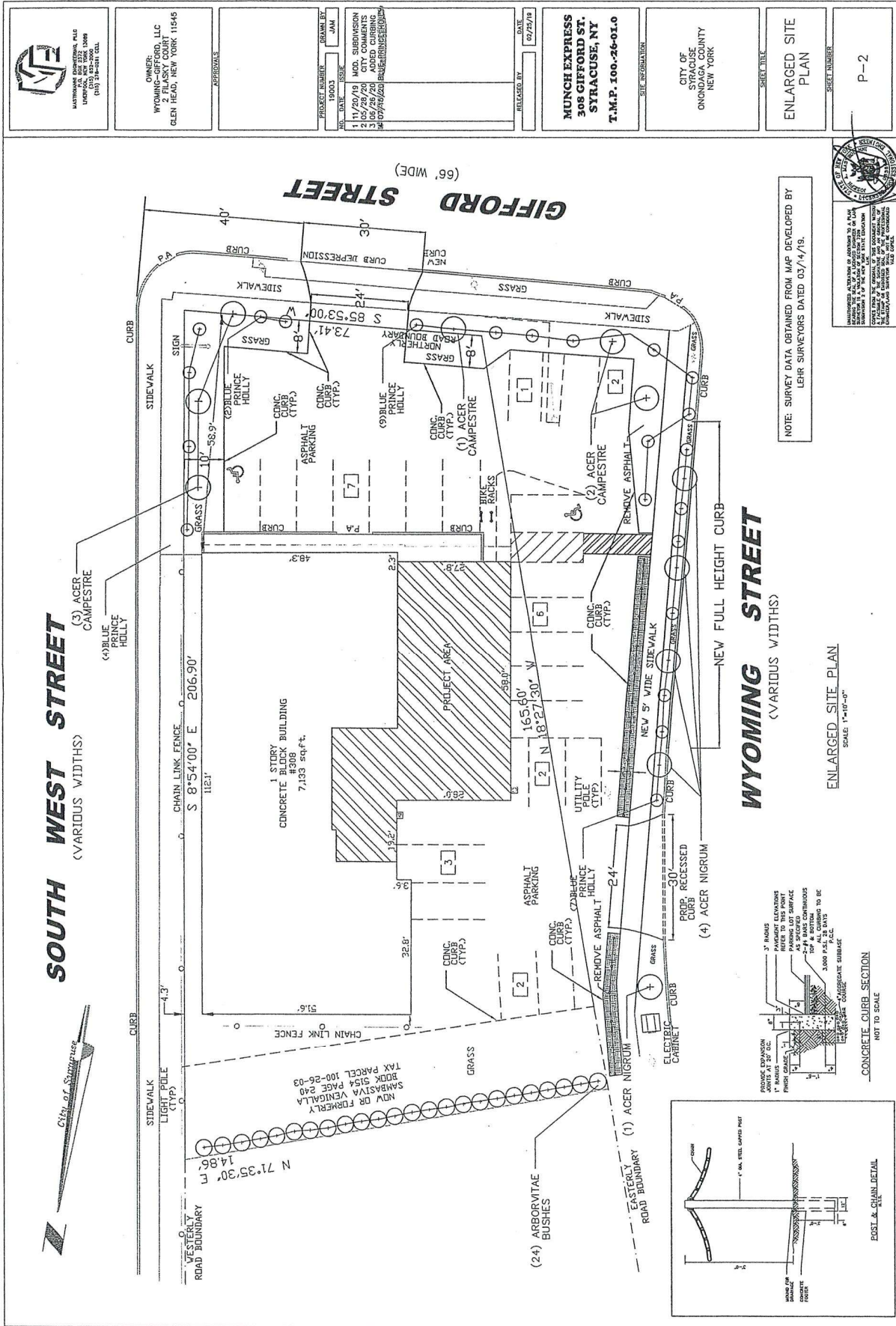
Churches within 500 feet	
Name	Distance
La Iglesia De Dios	404 ft

Figure 5

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Figure 6



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: CITY LIQUOR		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 300/308 GIFFORD STREET, SYRACUSE NY 13204		
Lot numbers:	Block number:	Lot size (sq. ft.):
Current use of property: VACANT	Proposed: LIQUOR STORE	
Current number of dwelling units (if applicable): 0	Proposed:	
Current hours of operation (if applicable): NONE	Proposed: 9Am - 9pm	
Current onsite parking (if applicable): 23	Proposed: 23 (M-F)	
Zoning (base and any overlay) of property: MX-3		
Companion zoning applications (if applicable, list any related zoning applications):		
Has the owner obtained a certificate of use: <input type="checkbox"/> Yes <input type="checkbox"/> No		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size:	Type:	Location:
Size:	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary):		

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:

NAsi mahmud

Signature:

NAsi mahmud

Date:

9-5-24

Mailing address:

302 Gifford St

Print authorized agent's name:

NAsi mahmud

Signature:

NAsi mahmud

Date:

9-5-24

Mailing address:

302 Gifford St

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. Plans do not need to be stamped by a licensed professional unless noted below):

- 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:

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: CITY LIQUOR			
Project Location (describe, and attach a location map): 300-308 GIFFORD STREET			
Brief Description of Proposed Action: INTERIOR RENOVATION TO EXT'G RETAIL INTERIOR			
Name of Applicant or Sponsor: BIMAL CHANDER		Telephone: 315-3836496	
		E-Mail: bimalchandu@aol.com	
Address: 109 HADDONFIELD DRIVE			
City/PO: DEWITT		State: NY	Zip Code: 13214
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 checked="" 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>.4026</u> acres	
b. Total acreage to be physically disturbed?		<u>0.0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.0</u> 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<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?		<input type="checkbox"/>	<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: _____		<input checked="" type="checkbox"/>	<input 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<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: _____ _____		<input type="checkbox"/>	<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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input 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: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input 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:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban 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?
If Yes,

a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Parking lot sheet draining to the existing storm drains at the street

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)?
If Yes, explain the purpose and size of the impoundment:

	NO	YES
	<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?
If Yes, describe:

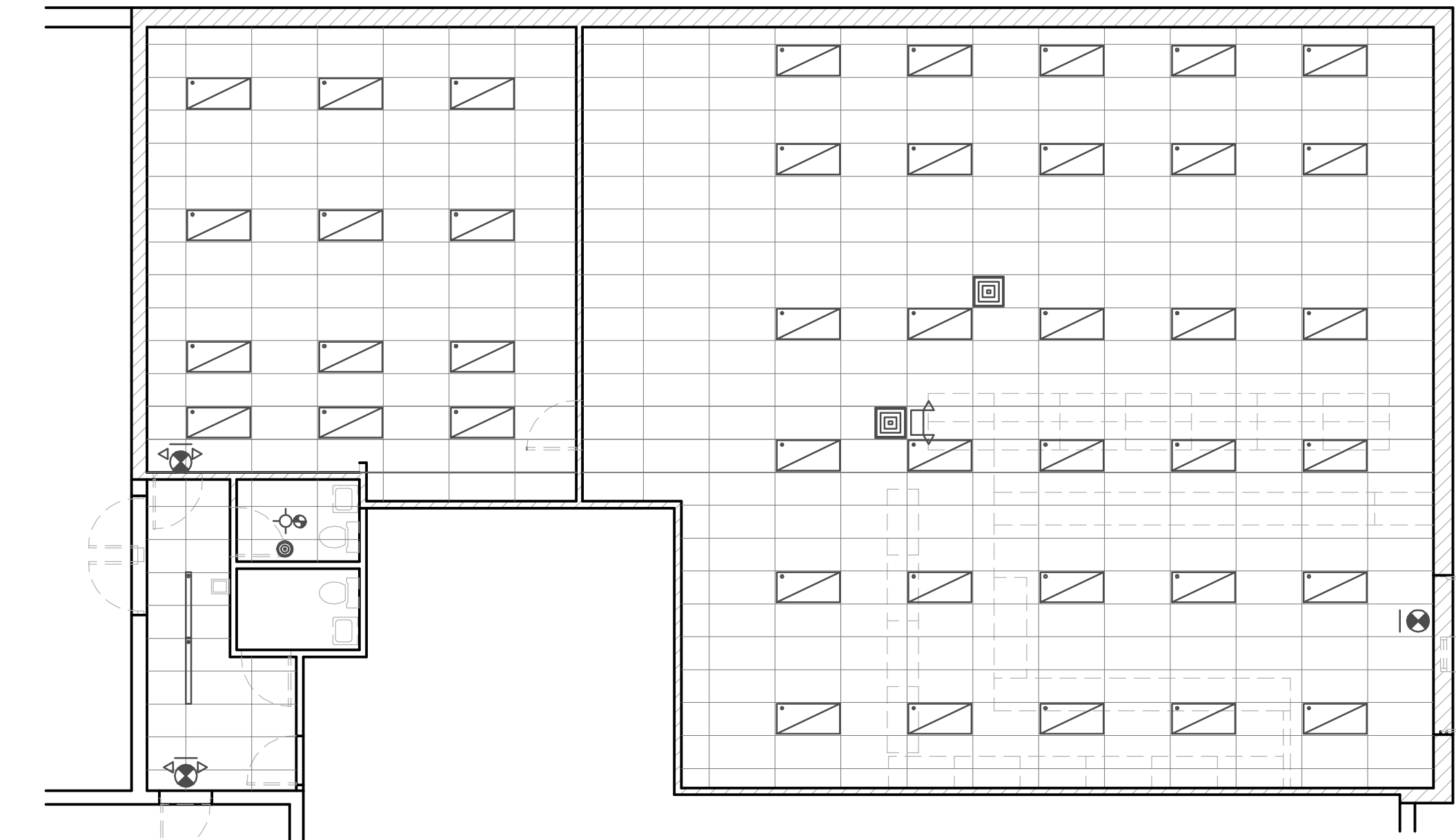
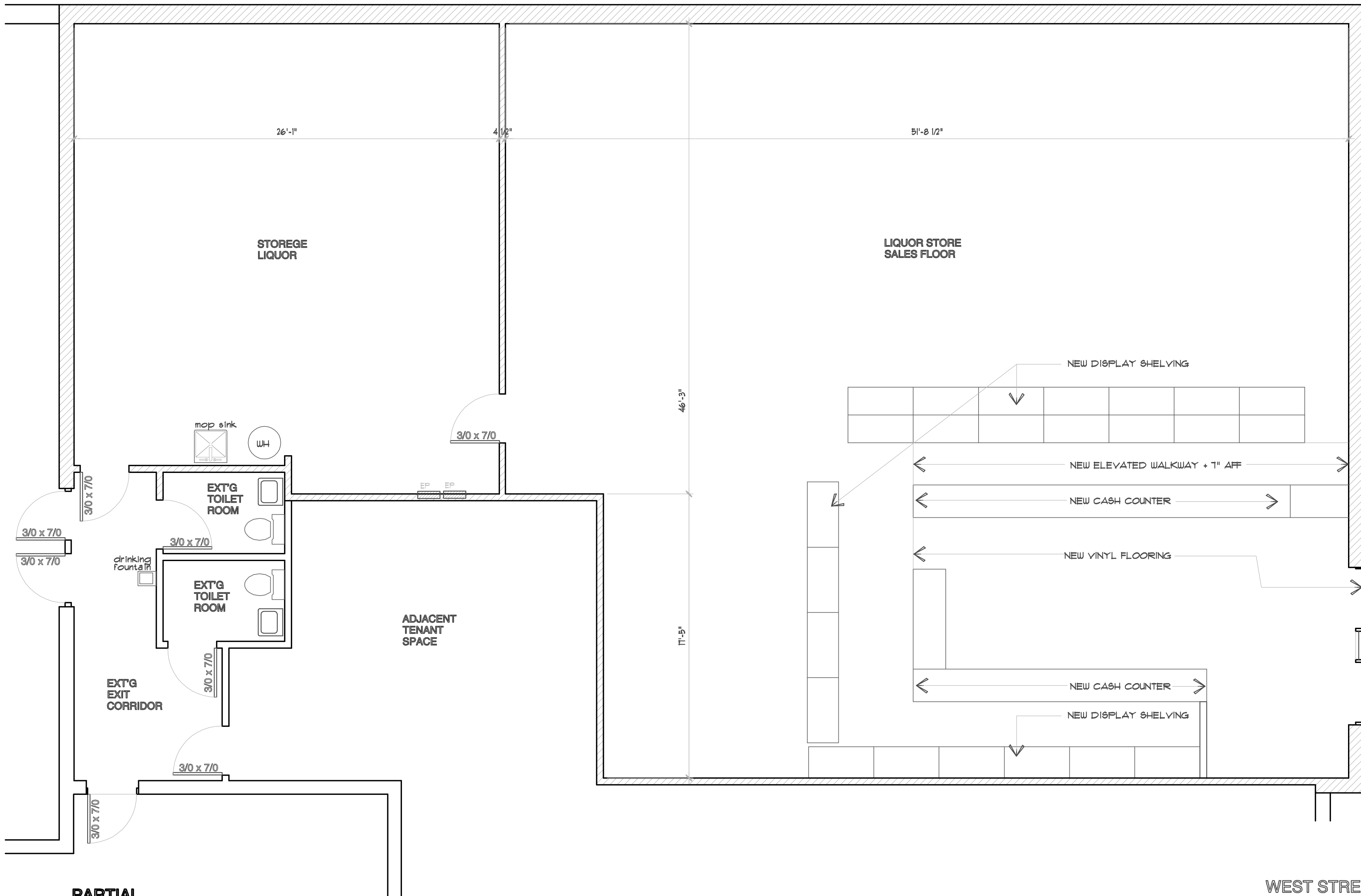
	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

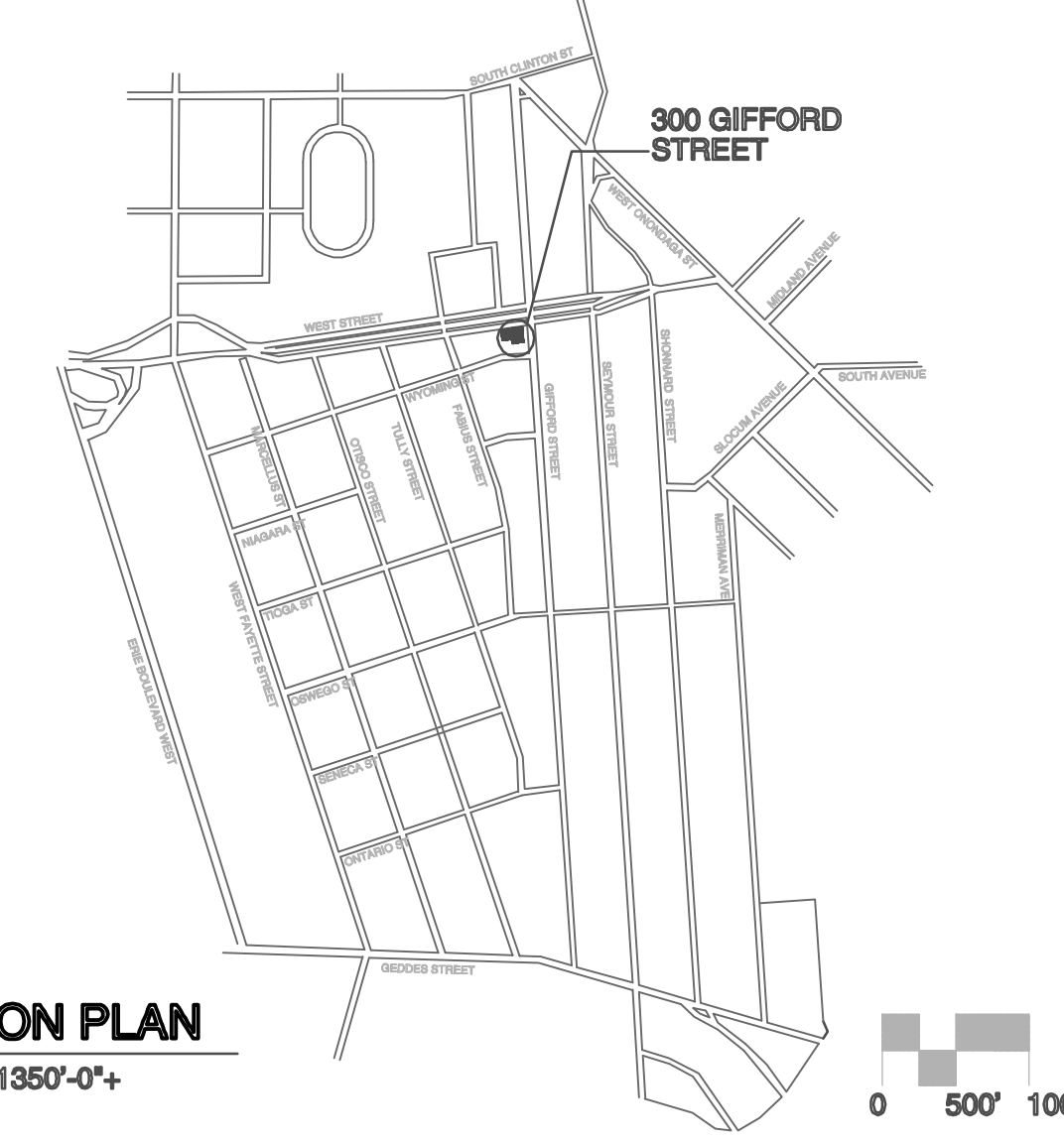
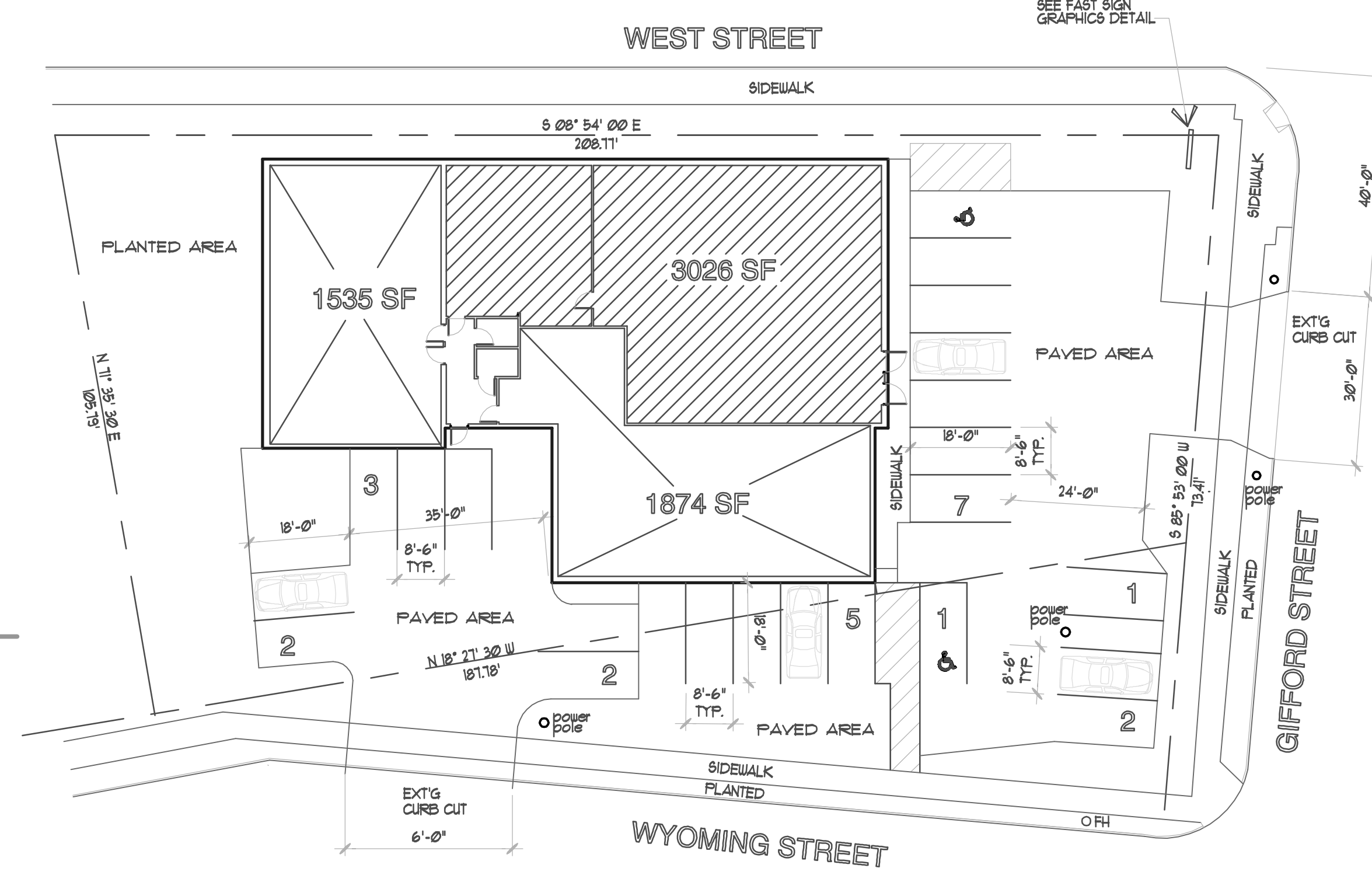
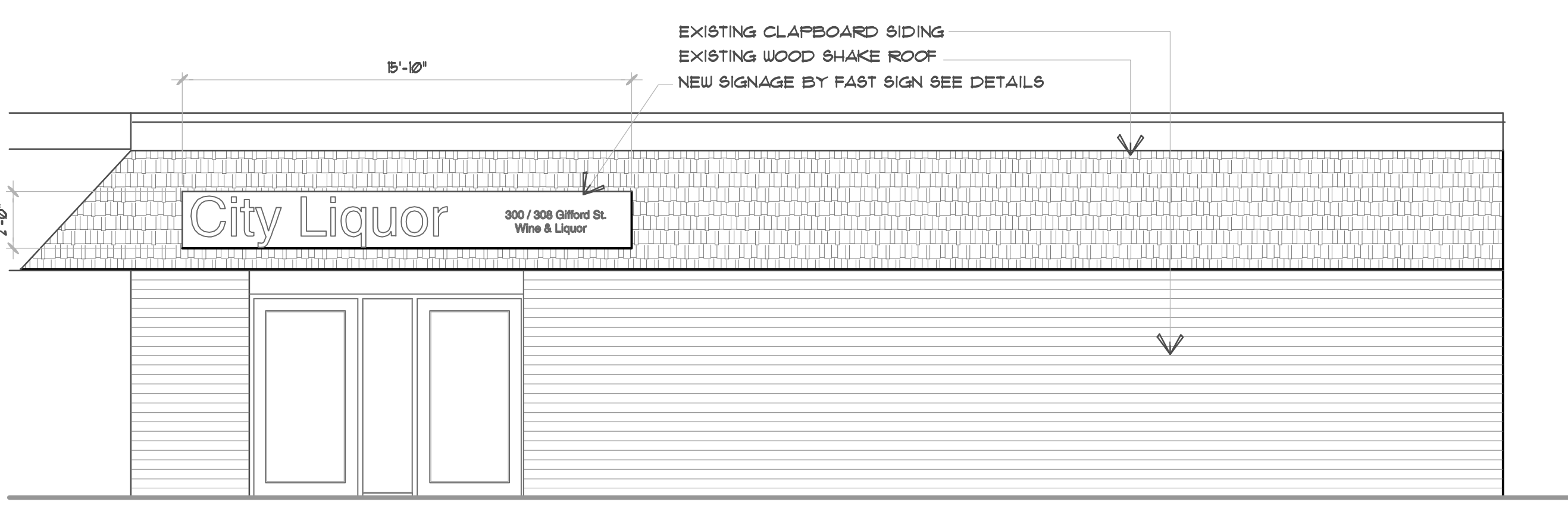
Applicant/sponsor/name: BIMAL CHANDER Date: 09/16/2024
Signature: Bimal Chander Title: CITY LIQUOR (TENANT)



- SYMBOLS:KEY**
- EMERGENCY LIGHTING
 - EXIT SIGN
 - EXIT SIGN (DIRECTIONAL)
 - COMBINATION EXIT SIGN / EMERGENCY LIGHT
 - COMBINATION LIGHT FIXTURE / EXHAUST FAN
 - STRIP FLUORESCENT LIGHT FIXTURE
 - 2' x 4' RECESSED FLUOR LIGHT FIXTURE
 - SMOKE DETECTOR
 - HEAT DETECTOR
 - ELECTRICAL PANEL
 - FIRE ALARM FULL STATION
 - AUDIBLE ALARM w/ STROBE
 - HARDWARE CONNECTION
 - SUPPLY AIR DIFFUSER
 - SUPPLY AIR DIFFUSER

GENERAL NOTES

ZONING DESIGNATION	"MX-3" MIXED USE TRANSITION
USE	LIQUOR STORE "RETAIL"
SITE AREA	17539.776 sq. ft. = .4026 acres
BUILDING FOOTPRINT	7157.04 sq. ft.
LIQUOR STORE AREA	3026 sq. ft.
REQUIRED PARKING	1 per 300 sq. ft. = 10 cars
ADJACENT TENANT AREA	1874 sq. ft.
REQUIRED PARKING	1 per 300 sq. ft. = 6 cars
ADJACENT STORAGE AREA	1535 sq. ft.
REQUIRED PARKING	1 per 300 sq. ft. = 5.1 cars
TOTAL REQUIRED PARKING	21.1 cars
ON SITE PARKING PROVIDED	16 cars
OFF SITE PAVED AREA POTENTIAL	8 cars



Notes

REGISTERED ARCHITECT
MICHAEL WOLNIAK
17788
STATE OF NEW YORK

Michael Wolniak

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.

THE DRAWINGS AND THE RELATED DOCUMENTS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE USED IN CONJUNCTION WITH THE INDICATED PROJECT AT THE NOTED LOCATION ONLY.

WOLNIAK ARCHITECTS
1810 JAMES STREET SYRACUSE, NEW YORK 13202
315.472.7000 FAX / 315.472.7002

Project

Modifications to:

City Liquor
300 GIFFORD STREET
Syracuse, New York

Project#	Revisions
XXJ00X	18 Sept 2024r 17 Sept 2024
Scale	1/4" = 1'-0"
Date	16 Sept 2024
Title	PLANS
North	Sheet
	A.1



**State Liquor
Authority**

Kathy Hochul
Governor

Lily M. Fan
Chair

Edgar De Leon
Commissioner

CONDITIONAL LETTER OF APPROVAL

May 28, 2024
NA-0100-23-221641
CITY LIQUOR LLC
300 GIFFORD ST
SYRACUSE, New York 13204

Dear Applicant;

Your application for a Liquor Store-Liquor License has been reviewed and can be approved once you have complied with all of the conditions on the attached page.

Once you have submitted all of the required information, the documentation you provide will be reviewed and, if all of the items have been addressed to the satisfaction of the State Liquor Authority, your application can be approved, and the license certificate issued.

No license will be issued until, and unless, all of the conditions have been met. **YOU MUST BE READY TO OPEN AND BEGIN OPERATIONS UPON THE ISSUANCE OF THE LICENSE CERTIFICATE.**

The application will be deemed disapproved if you fail to submit all required documentation by 11/28/2024. If you cannot comply within this period, you must seek an extension of time by submitting a request to the Authority in writing or via e-mail to licensing.information@sla.ny.gov.

If you wish to withdraw your application, you must request your withdrawal in writing. The State Liquor Authority will then disapprove your application without prejudice to your refiling at a future date and will process your refund (less the filing fee).

All communications should be sent to the address as indicated in the footnote below, or via email to Condapproval@sla.ny.gov.

Respectfully,

Licensing Bureau

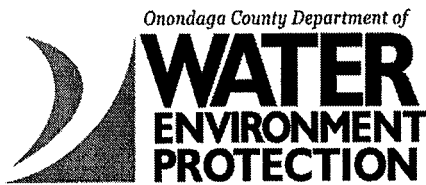
NOTE: FAILURE TO COMPLY WITH THE ATTACHED CONDITIONS BY 11/28/2024 WILL NECESSITATE THE DISAPPROVAL OF THIS APPLICATION.

NOTE: TEMPORARY RETAIL PERMITS MAY NOT BE EXTENDED PAST THE 6 MONTH CONDITIONAL DUE DATE. ONCE AN APPLICATION HAS BEEN CONDITIONALLY APPROVED BY THE AUTHORITY, IT IS STRONGLY SUGGESTED THAT YOU COMPLY WITH ALL CONDITIONS OF APPROVAL BEFORE THE DUE DATE TO AVOID INTERRUPTION IN THE SALE/CONSUMPTION OF ALCOHOLIC BEVERAGES AT YOUR ESTABLISHMENT.

CONDITIONS OF APPROVAL

The conditional approval is granted upon adherence to any conditions listed below as well as any conditions stipulated to with the municipality or community board.

1. Interior and exterior photos of the premises, showing ready to open and operate
2. Bond rider amending the expiration date to read 2027
3. Business telephone number
4. Certificate of Assumed Name for pending DBA
5. Data Migration-None



J. Ryan McMahon, II, County Executive
Shannon L. Harty, P.E., Commissioner
Plumbing Control
7120 Henry Clay Boulevard
Liverpool, NY 13088-5344
(315) 435-6614
FAX (315) 435-5425
<http://www.ongov.net/wep/>

October 10, 2024


City Liquor
Pardeep Kaur
300 Gifford St.
Syracuse, N.Y. 13202

During a requested inspection at the proposed liquor store at 300 Gifford St. in te City of Syracuse on 10/09/2024, the following observations were noted. A occupancy classification of Mercantile (or business based upon low occupancy) the required fixtures for this appear to be present. One employee toilet room with a water closet & lavatory sink (see note 1), a utility sink and one electric water heater. Based upon an anticipated low occupant load and the nature of the business of "quick transactions" I don't see any need for a public toilet facility. Howevevr, the inspection revealed the following violations and concerns, and should be corrected prior to opening.

-
1. In the employee toilet room, a vanity sink is situated to the left of the toilet. This fixture does not provide the required access for a wheelchair approach To make this compliant, a wall hung lavatory sink with minimum clearance per ADA requirements should be installed. In this same toilet room, the toilet seat shall be an open front seat. The existing toilet seat is a closed front design.
 2. Water is pooling at the base of the water heater, suggesting that the tank is leaking. This should be looked at by a licensed plumber, evaluated and replaced if necessary.
 3. There is an open ended 1-1/2" PVC drain pipe that appears to have been installed at one time to add a sink for a previous tenant. This piping needs to be removed & properly terminated at the point of connection to the sanitary drainage system.
-

These corrections should be addressed and corrected by a Licensed Plumbing Contractor in Onondaga County, under a plumbing permit filed with Onondaga County Plumbing Control on.

Sincerely,


Dennis N. Miesner
Plumbing Control Supervisor
Onondaga County / WEP

UNITED
IN WATER



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 02, 2024

OCPB Case # Z-24-276

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Bimal Chander for the property located at 308 Gifford Street and Wyoming Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Street, a state-owned arterial; and
- WHEREAS, the applicant is requesting a special permit to establish a liquor store in a vacant tenant space on a 0.35-acre parcel in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a special permit referral (Z-19-112) to establish a restaurant within a convenience store; existing parking on the site was later approved; and
- WHEREAS, the Board is concurrently reviewing site plan referral (Z-24-277) for the proposed liquor store; and
- WHEREAS, the site contains an existing one-story concrete building that sits on 0.35 acres; the building has two tenant spaces; the tenant space intended for the liquor store is currently vacant but it is unclear if the other tenant space is currently occupied; an asphalt parking lot is located in the northwestern corner and the southern portion of the parcel facing Gifford Street; and
- WHEREAS, the site contains an existing one-story concrete building that sits on 0.35 acres; the building has two tenant spaces; the tenant space intended for the liquor store is currently vacant but it is unclear if the other tenant space is currently occupied; contains an asphalt parking lot in the northwestern corner and the southern portion of the parcel facing Gifford Street; and
- WHEREAS, per the referral notice, the applicant is proposing to transform the existing building into a liquor store with interior renovations and new signage; and
- WHEREAS, per the referral notice, there are 23 on-site parking spots in the existing parking lot with two access points, one on Gifford Street and one on Wyoming Street, both city streets; no changes to the existing parking lot are currently being proposed; and
- WHEREAS, a portion of the asphalt parking at the front, rear, and west sides of the building encroaches onto an adjacent parcel under common ownership and in the Wyoming Street and Gifford Street rights-of-way; and
- WHEREAS, per the referral notice the parking lot drains to the existing storm drains at the street; and
- WHEREAS, per GIS mapping, the site is located in the Metropolitan Syracuse Wastewater

Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Onondaga County Department of Water Protection (WEP), the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to Combined Sewer Overflow (CSO); ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per GIS mapping, there are existing sidewalks along the parcel's West Street, Gifford Street, and Wyoming Street frontages; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734042) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The City and the applicant are encouraged to work to enhance the urban pedestrian environment in this area by reducing impervious surface coverage on the site, installing planting strips along road frontages, and reducing driveway widths.



Martin E. Voss, Chairman
Onondaga County Planning Board



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 02, 2024

OCPB Case # Z-24-277

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Zoning Administration at the request of Bimal Chander for the property located at 308 Gifford Street and Wyoming Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to establish a liquor store in a vacant tenant space on a 0.35-acre parcel in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a special permit referral (Z-19-112) to establish a restaurant within a convenience store; existing parking on the site was later approved; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-276) for this proposed liquor store; and
- WHEREAS, the site contains an existing one-story concrete building that sits on 0.35 acres; the building has two tenant spaces; the tenant space intended for the liquor store is currently vacant but it is unclear if the other tenant space is currently occupied; an asphalt parking lot is located in the northwestern corner and the southern portion of the parcel facing Gifford Street; and
- WHEREAS, the site contains an existing one-story concrete building that sits on 0.35 acres; the building has two tenant spaces; the tenant space intended for the liquor store is currently vacant but it is unclear if the other tenant space is currently occupied; contains an asphalt parking lot in the northwestern corner and the southern portion of the parcel facing Gifford Street; and
- WHEREAS, per the referral notice, the applicant is proposing to transform the existing building into a liquor store with interior renovations and new signage; and
- WHEREAS, per the referral notice, there are 23 on-site parking spots in the existing parking lot with two access points, one on Gifford Street and one on Wyoming Street, both city streets; no changes to the existing parking lot are currently being proposed; and
- WHEREAS, a portion of the asphalt parking at the front, rear, and west sides of the building encroaches onto an adjacent parcel under common ownership and in the Wyoming Street and Gifford Street rights-of-way; and
- WHEREAS, per the referral notice the parking lot drains to the existing storm drains at the street; and
- WHEREAS, per GIS mapping, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; no changes to the existing infrastructure are

proposed; and

WHEREAS, per the Onondaga County Department of Water Protection (WEP), the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to Combined Sewer Overflow (CSO); ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per GIS mapping, there are existing sidewalks along the parcel's West Street, Gifford Street, and Wyoming Street frontages; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734042) in the NYS Department of Environmental Conservation Environmental Site Remediation database (Per EAF Mapper); and

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

The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing installations. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The City and the applicant are encouraged to work to enhance the urban pedestrian environment in this area by reducing impervious surface coverage on the site, installing planting strips along road frontages, and reducing driveway widths.



Martin E. Voss, Chairman
Onondaga County Planning Board

Project:	SP-24-22
Date:	10/17/2024

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-24-22
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 <hr style="border: 0; border-top: 1px solid black;"/> Name of Lead Agency	10/21/2024 <hr style="border: 0; border-top: 1px solid black;"/> Date
Steven Kulick <hr style="border: 0; border-top: 1px solid black;"/> Print or Type Name of Responsible Officer in Lead Agency	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)

City of Syracuse
Parcel History
 01/01/1900 - 09/26/2024
 Tax Map #: 100.-26-01.1
 Owners: 308 Gifford St LLC
 Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
308 Gifford St & Wyoming St	03/12/19	Permit Application	Com. Reno/Rem/Chg Occ	Issued	37112 Change of occupancy dry cleaners to store for Munch Express ***TCO TYPED--AWAITING SIGNATURES 2/10/2020 ***TCO ISSUED 2/14/2020 8/17/2020 permit amended *****CO TYPED-AWAITING SIGNATURES 3/27/2023
308 Gifford St & Wyoming St	07/02/19	Inspection	Plan Review Notification	In Progress	
308 Gifford St & Wyoming St	07/22/19	Permit	Com. Reno/Rem/Chg Occ	Open	37112 Change of occupancy dry cleaners to store for Munch Express ***TCO TYPED--AWAITING SIGNATURES 2/10/2020 ***TCO ISSUED 2/14/2020 8/17/2020 permit amended *****CO TYPED-AWAITING SIGNATURES 3/27/2023 Expires 07/22/2020
308 Gifford St & Wyoming St	07/23/19	Inspection	Inspector Notification	In Progress	
308 Gifford St & Wyoming St	08/16/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	08/27/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	09/13/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	09/16/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	09/18/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	09/26/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	10/03/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	10/08/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	10/09/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	10/25/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	11/04/19	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
308 Gifford St & Wyoming St	11/07/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	11/15/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	11/27/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	12/19/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	12/20/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	12/20/19	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	01/10/20	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	01/16/20	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	01/27/20	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	02/07/20	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	02/07/20	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	04/10/20	Inspection	Progress Inspection	In Progress	
308 Gifford St & Wyoming St	09/04/20	Inspection	Progress Inspection	Pass	
308 Gifford St & Wyoming St	03/25/21	Inspection	Final Fire Inspection	Pass	
308 Gifford St & Wyoming St	09/23/21	Violation	2020 Property Maintenance Code of NYS Part 105.3	Closed	
308 Gifford St & Wyoming St	09/23/21	Inspection	Complaint Inspection	Fail	
308 Gifford St & Wyoming St	09/28/21	Inspection	Complaint Inspection	No Work Started	
308 Gifford St & Wyoming St	10/06/21	Inspection	Complaint Inspection	No Progress	
308 Gifford St & Wyoming St	10/08/21	Inspection	Complaint Inspection	No Progress	
308 Gifford St & Wyoming St	10/12/21	Inspection	Complaint Inspection	No Progress	
308 Gifford St & Wyoming St	10/15/21	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	11/01/21	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	01/20/22	Permit Application	Road Cut	Application Expired	PC-0026-22 replace two sections of granite curb with new. one small piece on Gifford to make the entranceway smaller and a section on Wyoming street , install new sidewalks
					SP-19-12ml...date of Approval 8-3-2020
308 Gifford St & Wyoming St	04/04/22	Inspection	Complaint Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
308 Gifford St & Wyoming St	04/21/22	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	05/05/22	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	05/19/22	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	05/23/22	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	06/23/22	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	07/12/22	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	08/17/22	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	08/30/22	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	09/15/22	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	09/28/22	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	10/19/22	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	11/29/22	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	02/02/23	Inspection	Complaint Inspection	In Progress	
308 Gifford St & Wyoming St	03/27/23	Completed Complaint	Zoning Violations	Owner Compliance	2021-22301 Failure to complete site work and obtain proper encroachments, as per agreed upon in permit application.
308 Gifford St & Wyoming St	03/27/23	Inspection	Complaint Inspection	Pass	
308 Gifford St & Wyoming St	05/10/23	Inspection	Progress Inspection	Pass	
308 Gifford St & Wyoming St	10/02/23	Inspection	Progress Inspection	Pass	
308 Gifford St & Wyoming St	02/20/24	Complaint	Cert of Use - Restaurant	x Issued	CU2024-0074 Munch Express
308 Gifford St & Wyoming St	03/11/24	Inspection	Fire Prevention - Licensing	Pass	
308 Gifford St & Wyoming St	03/11/24	Inspection	Codes - Licensing	Pass	
308 Gifford St & Wyoming St	03/11/24	Inspection	Codes Electric - Licensing	Pass	
308 Gifford St & Wyoming St	03/12/24	Inspection	Complaint Inspection	Pass	
308 Gifford St & Wyoming St	08/23/24	Permit Application	Sign	Holding For	51246 (2) signs permit for City Liquor
308 Gifford St & Wyoming St	09/16/24	Inspection	Complaint Inspection	Pass	
308 Gifford St & Wyoming St	09/17/24	Completed Complaint	Tobacco License	Certificate: Issued	TL-2024-0064 Munch Express needs c/u

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
308 Gifford St & Wyoming St	09/19/24	Project	SP - Other	In Review	SP-24-22 Establish a "Liquor store" use type in MX-3 Zone District Companion application: MiSPR-24-67
308 Gifford St & Wyoming St	09/19/24	Project	Minor Site Plan Review	On Hold	MiSPR-24-67 Change of use in the tenant space from vacant to Liquor store use type. Companion application: SP-24-22



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Gifford & West Pharmacy Inc
From: Zhitong Wu, Zoning Planner
Date: 10/17/2024 11:42:56 AM
Re: SP - Other SP-24-22
308 Gifford St & Wyoming St, Syracuse, 13204

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 if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	09/19/2024	Zhitong Wu	On hold for approval from CPC and CC.
Zoning Administrator	On Hold	09/19/2024	Zhitong Wu	hold
Planning Commission	Pending	09/19/2024		
Common Council	Pending	09/19/2024		
Onondaga Co Planning Board	Conditionally Approved	10/02/2024	Zhitong Wu	1. The applicant must contact the Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss any requirements for the proposed change in use of the site, including scheduling a reinspection of the premises and obtaining the appropriate permits for all plumbing installations. 2. The applicant is encouraged to enhance the urban pedestrian environment in this area by reducing impervious surface coverage on the site, installing planting strips along road frontages, and reducing driveway widths.