



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

<i>SP-24-24</i>	<i>Staff Report – November 12, 2024</i>
Application Type:	Special Use Permit
Project Address:	1001-09 Butternut St. (Tax Map ID: 009.-22-22.0)
Summary of Proposed Action:	<p>The owner proposes to open a convenience store "Sam Convenience Mart, Inc" by converting the land use type from a former laundromat to "Food and Beverage, Retail".</p> <p>The proposed land use type will be operated as a convenience store selling packaged food, beverages, tobacco and beer.</p> <p>The proposed hours of operation are Monday to Sunday from 7 am – 1am. The lot size will remain 14,374.8 SF (0.33 acres), and the gross floor area of the proposed retail space is 1,705 SF.</p>
Owner/Applicant	Sami Syracuse, LLC., (Owner) Terry Horst, (Applicant)
Existing Zone District:	MX-2 Neighborhood Center, MX-2 Zone District
Surrounding Zone Districts:	The neighboring properties to the south, north and east are in the MX-2 Zone District, and to the west the properties are in the Low Density Residential, R2 District.
Companion Application(s)	MiSPR-24-81: Site Plan Review for the change of land use type.
Scope of Work:	The scope of work includes: 1) interior renovation to add beverage coolers, display shelving etc.; 2) life-safety improvements such as installing fire extinguishers, emergency lighting, smoke and CO detectors, and egress improvements; 3) reduce existing 15 parking in front setback to 6 parking spaces including 1 ADA space; and 4) other site improvements such as addition of a new staple bike rack, installation of a new 6 feet high chain link fence on the rear lot, a 10 foot x 10 foot dumpster enclosure, and 7 new bollards along the primary street frontage paralleling the sidewalk.
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - The Site Layout conforms to the setback minimums of ReZone Article 2.8; however, the structure is now considered a non-conforming structure because it does not meet the minimum story requirement for the MX-2 Zone District. What this means is that the building cannot be expanded unless the subsequent addition would be two stories; if the building was damaged more than 50% of its value or gross floor area then it could not be built on the same footprint. - This proposal is subject to the 200- and 500-foot rules; 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 figure 3. - The surrounding area has experienced high levels of crime and as such, Staff sent this SUP to be reviewed by a Crime Prevention through Environmental Design (CPTED) Specialist (attached). Four aspects of CPTED principles were analyzed by the Specialist regarding access control, surveillance, territorial reinforcement and lighting which provided recommended conditions below. - The proposed Site Plan improves site circulation but should consider one entrance

and on exit to decrease the potential for vehicular incidents.

- This SUP proposal does conform to the intent of the MX-2 Zone District by providing for a nonresidential use that offers goods and services to the surrounding neighborhood and this development is on a scale that is compatible with the immediate surrounding residential and nonresidential buildings with its large, peaked gable - Dutch roof that is 22 feet high.
- Although there are several food and beverage, retail use types along the Butternut Street corridor, if the applicant commits to the below conditions than the site and building will be aesthetically pleasing, safe to visit, and help dissuade crime on the premises.

Recommended conditions if approved:

1. Property owner shall install a 4-foot fence between 1011 Butternut St and 1001-09 Butternut street, to separate the properties.
2. The property owner shall screen the side and rear property lines with a 4-to-6-foot fence or landscaped buffer.
3. The tenant shall change the floor plan by moving the drink coolers away from the front of the building so as to not block the lines of sight from the front window, or replace coolers with waist high coolers, and the tenant shall position the cashier’s counter to have a clear line of sight out the window into the parking lot.
4. No unregistered vehicles or boats are permitted to be parked or stored in the parking lot.
5. The surveillance system must be maintained at all times.
6. The property owner shall install lighting fixtures affixed to the building or on a light pole in the rear of the building and must conform to ReZone, Section 4.7.
7. An applicant shall possess a valid liquor license that reflects the correct business name from the appropriate authorities for any sales of alcohol.
8. The business owner shall abide by the hours of operation that the Common Council decides upon.
9. No beer and/or wine sales are allowed for consumption on the premises.
10. No drive-through /drop-off windows are allowed.
11. No cooked or hot food shall be made or sold; any pertinent changes need approval from the Office of Zoning Administration.
12. The property owner will take down the “Zaza Z convenience store” sign.
13. No signage will be permitted without zoning approval and all signage must conform to ReZone, Article 4.8. No neon signage and decorative lighting shall be permitted to be on the windows or building façade.

Zoning Procedural History:

- 05/31/1994| SP-94-15 | Special Use Permit for a restaurant (take-out ice cream) in a local Business District, Class A zone| Approved
- 08/21/1991 | SP-91-21|Special Use Permit for an expansion in space for an approved package food restaurant | Approved
- 04/28/1987 | V-87-15| Use Variance for a package food restaurant (pizza and sandwich shop) | Approved
- 06/12/1986 | V-86-42| Use Variance to continue a used car lot and expansion of a convenience in majority of tenant space. | Approved

Summary of Zoning History:

In 1987 Use Variance, V-87-15, BZA granted a restaurant (pizza shop) and a total of 15 parking spaces in the front setback. The restaurant was enlarged with modification for more interior space through SP-91-21 A Special Use Permit SP-94-15, Common Council approved that the subject premise converted from a pizza shop to contain an 11 feet x 14

	<p>feet ice cream shop within a laundromat. No customer area, only a service window facing butternut street. Prior to Special Use Permit SP-24-24, the legal land use type remains “Personal Service, General”.</p> <ul style="list-style-type: none"> - There is an active New York State certified Off Premises Beer License under” ZAZA Convenience Mart, LLC”, and expires date on 1/31/2026. However, the new tenant will need to apply for a new Liquor License with the new business name. - A previously approved use variance V-87-17 allows 15 parking spaces in the front setback. The proposed site plan will reduce the density of front setback parking space from 15 to 6 spaces. - Due to the proximity of 750 Feet buffer to church and other existing retailers selling Tobacco products, the subject location is prohibited to apply for a new Tobacco license pursuant new tobacco control law adopt by Syracuse Common Council on 9/5/2024 - The “Food and Beverage, Retail” tenant applied for Certificate of Use for a food store and a tobacco license, and was denied because they did not apply for SUP, which is required in the MX-2 Zone District.
<p>Code Enforcement History:</p>	<ul style="list-style-type: none"> - Prior to this Special Use Permit application, the previous tenant was cited by the Code Enforcement Department for an illegal land use without zoning approval and was caught selling synthetic drugs (ZAZA Convenience Mart LLC). - According to State of New York, Onondaga County Supreme Court partial stipulation and order Index No: 001663/2024 dated on July 15, 2024: 1) respondent Sami Syracuse LLC and respondent Ashanbi agree as owners of the Premises that they are obligated to comply with Section 27-11 of the SPCC relative to activity at the premises; and 2) respondents Al Abli and Yousef Hamood agree to take all measures to ensure that no individuals, employees, or agents, sell synthetic drugs or similar compound at, in or on the Premises or at any location in which they operate a business, and agree to be permanently enjoined from selling, gifting, or offering synthetic drugs or similar substances or compounds at the Premises or within the City of Syracuse. - The stipulation between the City of Syracuse and the property owner does not grant removals of any existing open code violations in the subject property. The property owner is still subject to address the ongoing code violations at 1001-09 Butternut St.
<p>Summary of Changes:</p>	<p>This is not a continued application.</p>
<p>Property Characteristics:</p>	<p>Existing property characteristics: The subject property at 1001-09 Butternut St. is irregularly shaped with a total lot size of 14,374.8 SF (0.33 acres). The eastern property line and street frontage along Butternut Street is 111.59 FT; the southern property line and street frontage along Carbon Street is 172.47 FT; the northern side property line borders for 154.25 FT; and the western rear property line borders 43.48 FT, and span south-west for 36.49 FT, then span toward north for 32.92 FT. The total structural coverage is 1,705 SF (11.8% of the lot size) and the gross floor area dedicated to the “Food and Beverage, Retail” land use type is 1,705 SF.</p>
<p>SEQR Determination:</p>	<p>Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.</p>

**Onondaga County
Planning Board
Referral:**

Pursuant to GML §239-1, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board to review.

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

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Property Survey on Part of Block #112 of the “M. Farmer” Tract, City of Syracuse. Known as No.1001 Butternut Street City of Syracuse, County of Onondaga and State of New York; Licensed Land Surveyor: Richard James Lighton JR; Turning Point Land Surveying.; Dated: 04/05/2016, Revised 05/19/2019; Scale: 1”=20’.
- Site Plan- Sami’s Convenience 1001 Butternut Street, Syracuse, NY; Terry Horst Landscape Architecture, PC; Scale: 1”=20’; Date: 10/2/2024
- Elevation Plans- Sami’s Convenience Building Elevation 1001 Butternut Street, Syracuse, NY; Terry Horst Landscape Architecture, PC; Scale: 1”=10’; Date: 10/2/2024
- Floor Plan- BUILDING PERMIT APPLICATION (Sheet A-1) Parcel IS: 009.-22-22.0, 1001 Butternut Street Syracuse, N.Y; State of New York Licensed Engineer: Francisco D. Tallarino; Tallarino Engineering, PLLC.8051 W. Thomas Street Roma, N.Y 13440; Designed and Drawn by: FDT, Date 2024

Attachments:

Special Use Permit Application

CPTED analysis

Short Environmental Assessment Form Part 2 & Part 3

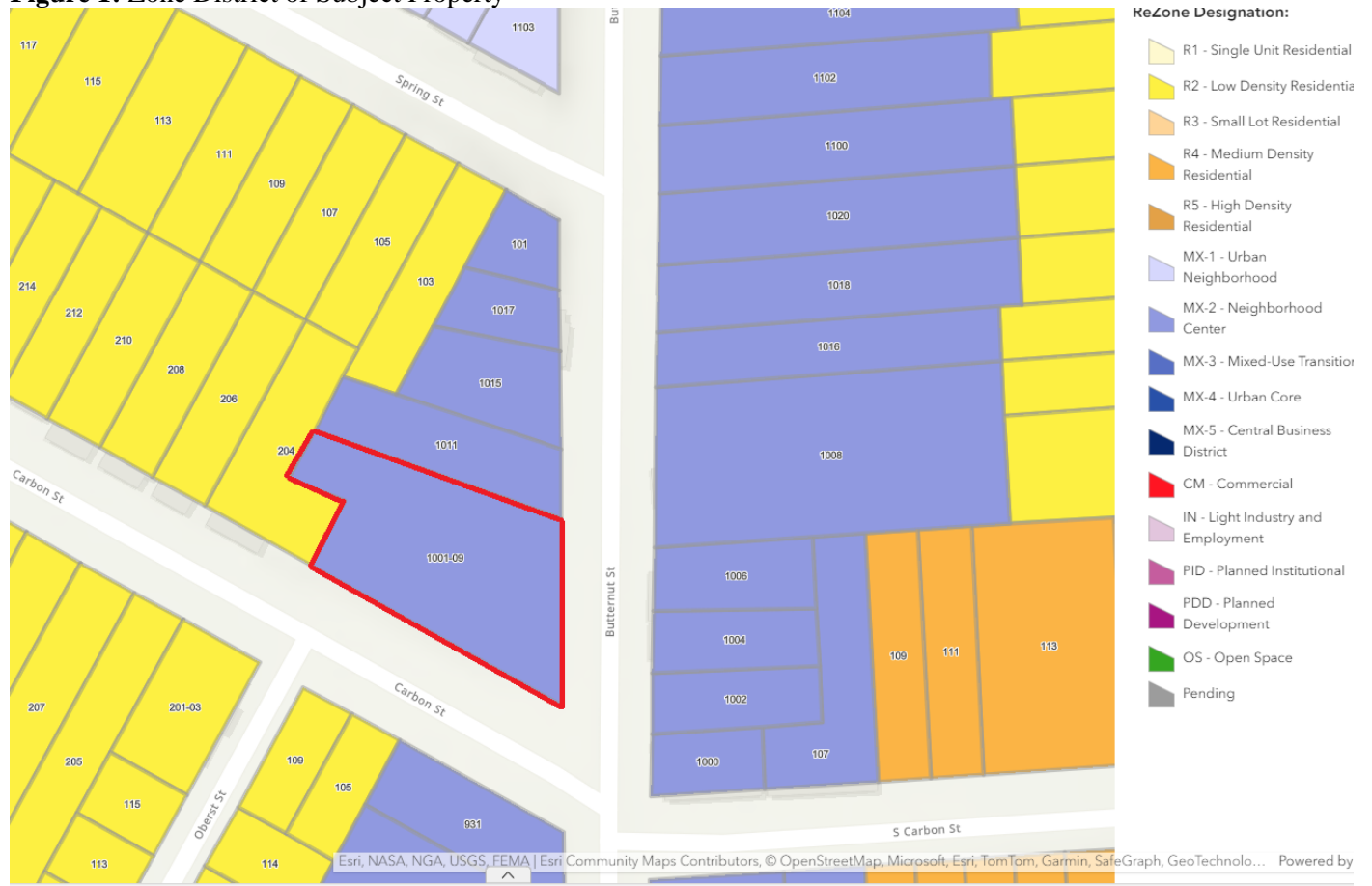
Proximity report

Code Enforcement History

IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



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

Figure 3

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	1001 Butternut St, Syracuse, New York, 13208
Geocode	Latitude: 43.06447 Longitude: -76.14371
Report Generated On	10/29/2024

8 Closest Liquor Stores		
Name	Address	Distance
THA CREW LLC License ID: 0100-22-217118 Legacy Serial No.: 2202530	626 BUTTERNUT ST SYRACUSE, New York 13208	1,598 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	3,236 ft
THOMAS B DOTTERER License ID: 0100-22-217924 Legacy Serial No.: 2505104	1428 N SALINA ST SYRACUSE, New York 13208	4,815 ft
TR BROTHERS INC License ID: 0100-23-226780 Legacy Serial No.: 2233474	936 N CLINTON ST SYRACUSE, New York 13204	4,882 ft
200 LODI LLC License ID: 0100-22-215839 Legacy Serial No.: 2201013	200 LODI ST SYRACUSE, New York 13203	1.00 mi
GARY J DECKER License ID: 0100-23-225049 Legacy Serial No.: 2172872	313 E WILLOW ST SYRACUSE, New York 13202	1.02 mi
CHA SQUARED HOSPITALITY LLC License ID: 0100-22-217514 Legacy Serial No.: 2226265	109 S WARREN ST STORE 6 SYRACUSE, New York 13202	1.04 mi
SHOP CITY WINES & LIQUOR INC License ID: 0100-23-225378 Legacy Serial No.: 2505097	1802 TEALL AVE SYRACUSE, New York 13206	1.19 mi

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

Churches within 500 feet	
Name	Distance
Father's Heart Ministry	495 ft

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		

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:		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records):		
Lot numbers:	Block number:	Lot size (sq. ft.)
Current use of property:	Proposed:	
Current number of dwelling units (if applicable):	Proposed:	
Current hours of operation (if applicable):	Proposed:	
Current onsite parking (if applicable): _____	Proposed: _____ 6 spaces	
Zoning (base and any overlay) of property:		
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:
Signature: [Handwritten Signature] Date:
Mailing address:
Print authorized agent's name: Date:
Signature: Francisco D. Tallarino, PE
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. 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.

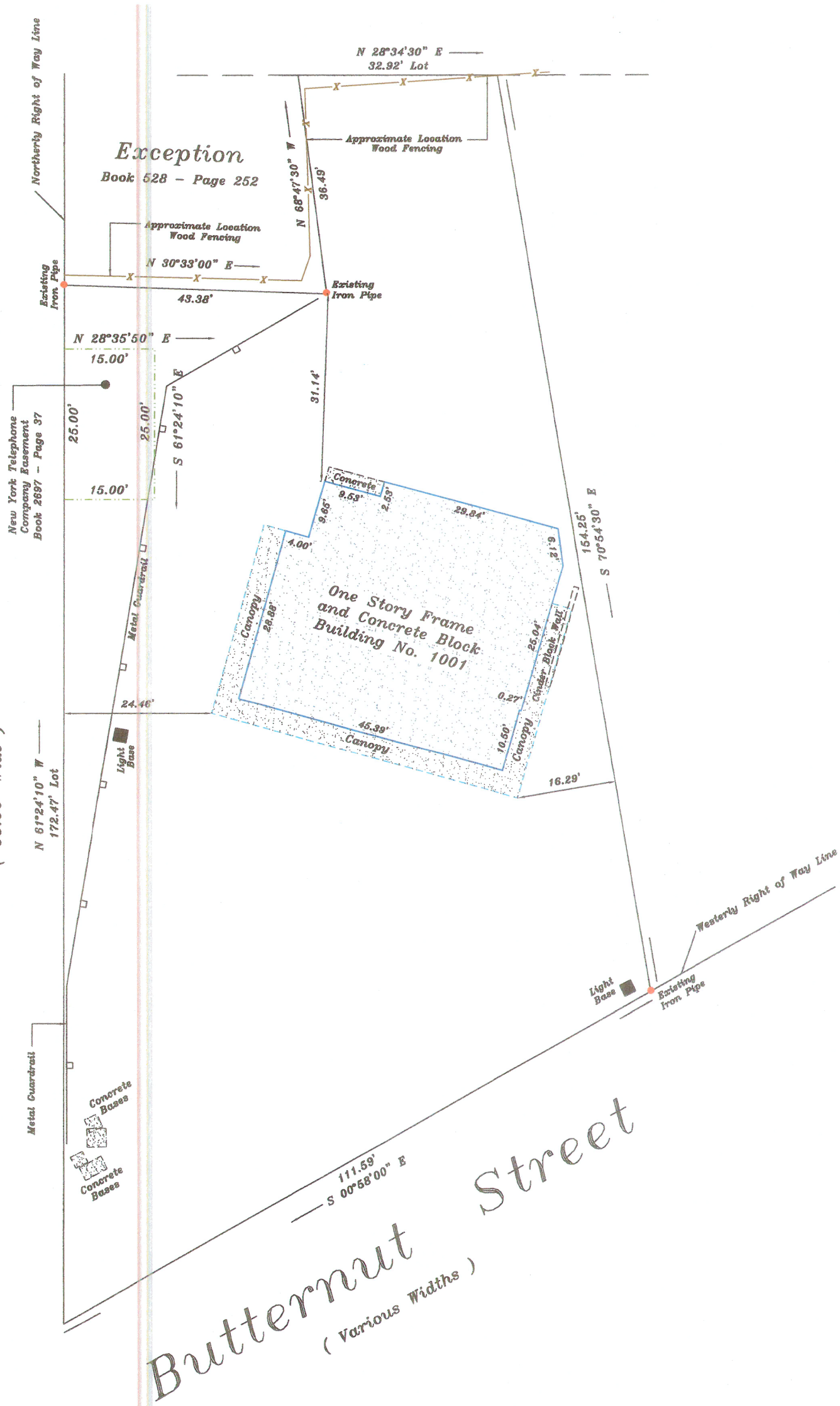
Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input 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: _____ _____	NO	YES	
	<input 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input 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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> 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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input 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 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 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: _____ Date: _____ Signature: <u>Francisco D. Tallarino</u> Title: _____		

Carbon Street

(66.00' Wide)



Butternut Street

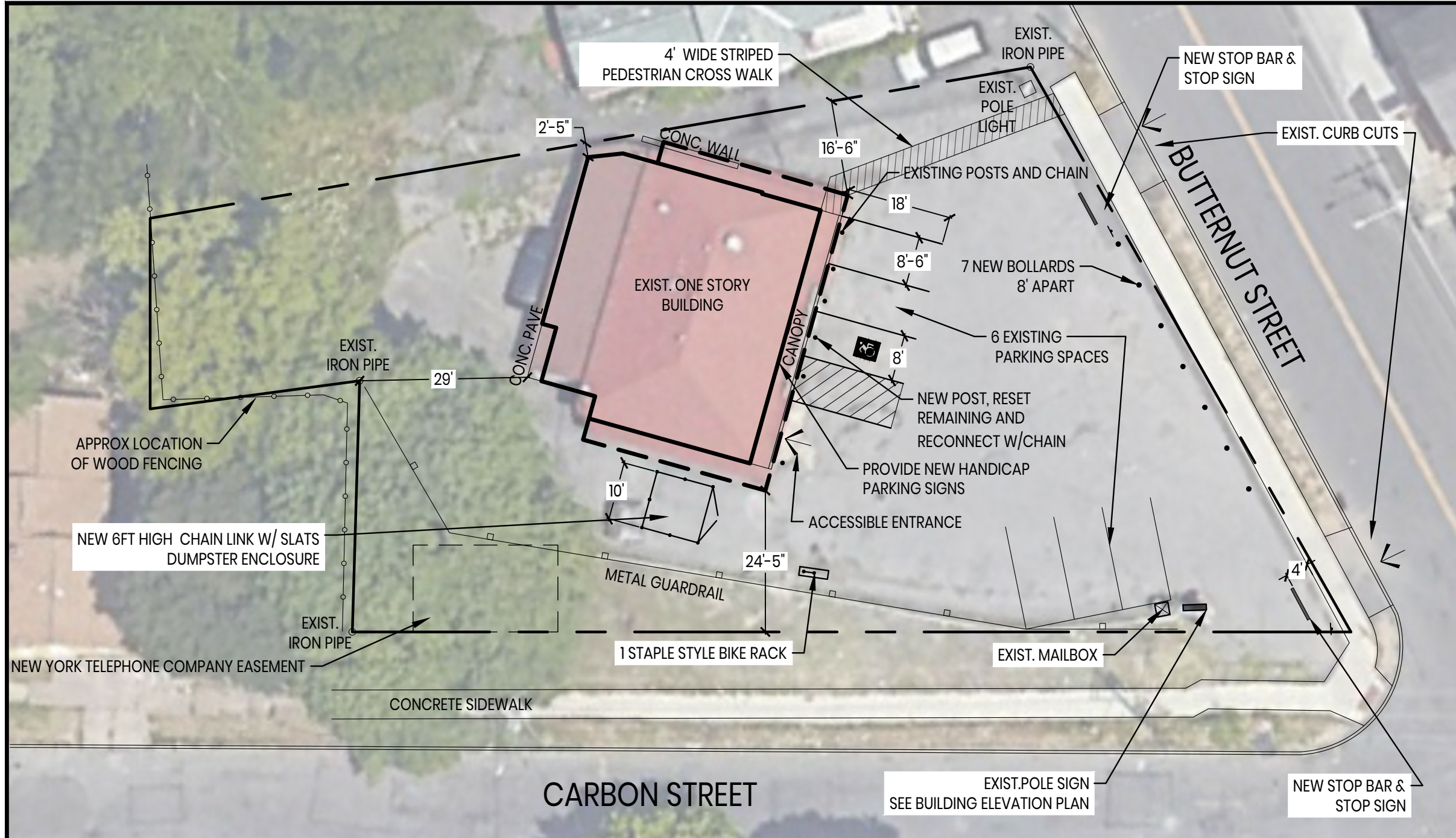
(Various Widths)



<p>Turning Point Land Surveying 205 Longmeadow Drive, Syracuse, New York 13205 Phone: (315) 492-4131</p>	<p>Location survey on Part of Block #112 of the "M. Farmer" Tract, City of Syracuse.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p>	<p>Known as No. 1001 Butternut Street, City of Syracuse, County of Onondaga and State of New York.</p>
<p>R.J. Lighton Jr. NYSLS 50534</p>	<p>Drawn by: DjL Scale: 1" = 20' Date: 4-5-16 Revisions: 5-19-19</p>

PLOT DATE: 10/25/2024 2:45 PM

S:\CURRENT-PROJ\3598 Sam Ali\DWG\3598_Ali_Working 1.dwg



Terry Horst
LANDSCAPE ARCHITECTURE, P.C.
PHONE: 315-472-2481
WWW.THORSTLANDSCAPEARCH.COM
308 HAWLEY AVENUE, SYRACUSE, NEW YORK

DATE: 10-2-24
REV: 10-25-24
SCALE: 1" = 20' - 0"
DRAWN BY: AK

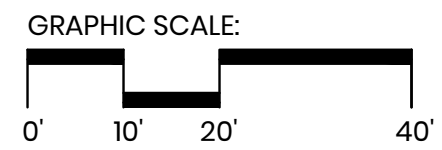
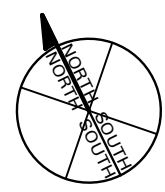
SAMI'S CONVENIENCE
SITE PLAN
1001 BUTTERNUT STREET, SYRACUSE, NY

ZONING:

ZONE: MX-2 USE: RETAIL			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	NO MIN. REQ.	0.32 AC	0.32 AC
LOT COVERAGE	90% MAX	XXX	XXX
SETBACK - FRONT	N/A	44'	XXX
SETBACK - SIDE	10'	2' (N), 24' (S)	XXX
SETBACK - REAR	N/A	29'	XXX
HEIGHT	N/A	N/A	N/A
LANDSCAPE BUFFER	5' REAR	XXX	XXX

PARKING REQUIREMENTS:
1 SPACE PER 300 SQ FT = 6 SPACES

BICYCLE PARKING REQUIREMENTS:
1 SPACE PER 6 VEHICLE SPACES = 1 SPACE



PERMIT APPLICATION INFORMATION:

THE INFORMATION CONTAINED HEREON IS TO SUPPORT THE ISSUANCE OF A BUILDING PERMIT FOR A CHANGE OF OCCUPANCY IN ACCORDANCE WITH THE 2020 NEW YORK STATE BUILDING CODE, 2020 NEW YORK STATE PROPERTY MAINTENANCE CODE, 2020 FIRE CODE OF NYS, AND ICC A117.1. PERMIT INFORMATION (NYSBC 105):

WORK UNDER THIS PERMIT IS IN ACCORDANCE WITH THE FOLLOWING:

- 2020 BUILDING CODE OF NEW YORK STATE
- 2020 EXISTING BUILDING CODE OF NYS
- 2020 FIRE CODE OF NYS
- 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE
- ICC A117.1.

WORK DESCRIPTION - WORK TO INCLUDE THE ESTABLISHMENT OF A MERCANTILE ESTABLISHMENT IN A PORTION OF AN EXISTING 1,705 SF BUILDING. THE EXISTING ZONING IS C-1 GENERAL COMMERCIAL. INSTALLATION OF A NEW REAR ENTRY DOOR, SMOKE DETECTORS, CARBON DETECTORS, AND FIRE EXTINGUISHERS IS ALSO INCLUDED IN WORK.

PARCEL DESCRIPTION - THE PERMIT PARCEL IS FORMALLY KNOWN AS:

1001 BUTTERNUT STREET
CITY OF SYRACUSE
PARCEL ID NUMBER: 009.-22-22.0
OWNER(S): SAMI SYRACUSE LLC
PARCEL SIZE: .33 ACRES
BUILDING SIZE: 1,705 SF.

USE AND OCCUPANCY -

CURRENT ZONING: C-1 GENERAL COMMERCIAL
FORMER OCCUPANCY CLASSIFICATION: STORAGE S-1
PROPOSED OCCUPANCY CLASSIFICATION: MERCANTILE (M)

CONSTRUCTION TYPE: III-B

OCCUPANT LOAD (NYSBC TABLE 1004.5): 24

MAX EXIT ACCESS TRAVEL DISTANCE - 75 FT

FIRE ALARM NOTIFICATION SYSTEM - NOT REQUIRED - NYBC 907.2.2

VALUATION OF PROPOSED WORK: \$5000

WATER/SANITARY SEWER:

THE BUILDING IS PROVIDED PUBLIC WATER AND SANITARY SEWER SERVICE FROM THE CITY OF SYRACUSE. PUBLIC WATER IS METERED.

LIFE SAFETY NOTES:

EMERGENCY LIGHTING:

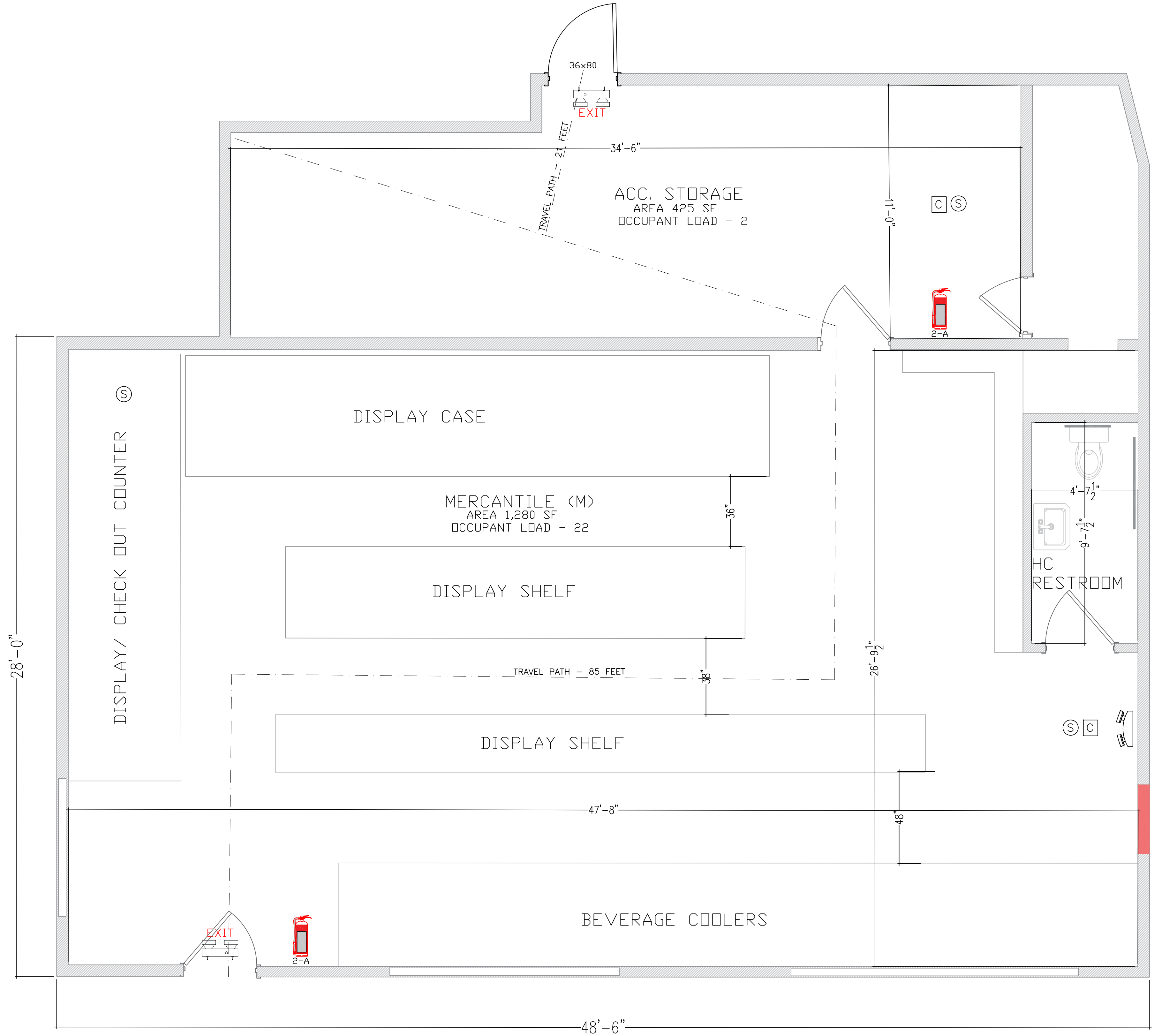
IN THE EVENT OF LOSS OF COMMERCIAL POWER, EMERGENCY LIGHTING SHALL BE PROVIDED FOR A PERIOD OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF BATTERIES, UNIT EQUIPMENT, OR ON-SITE GENERATION. EMERGENCY LIGHTING SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE (FC) AND A MINIMUM OF 0.1 FC AT ANY POINT ALONG THE PATH OF EGRESS AT FLOOR LEVEL.

PORTABLE FIRE EXTINGUISHERS:

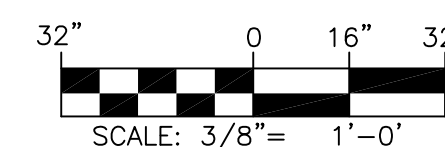
TWO (2) PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WITH ONE BEING WITHIN 30 FEET OF TRAVEL AND BE OF MINIMUM RATING OF 2-B.

REAR DOOR:

THE NEW REAR DOOR SHALL REMAIN LOCKED AT ALL TIMES EXCEPT WHEN FIRST FLOOR OCCUPIED. A READILY VISIBLE DURABLE SIGN SHALL BE POSTED ON THE EGRESS SIDE OF THE DOOR STATING: **THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.** THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON CONTRASTING BACKGROUND.



LEGEND	
	NEW WALL & DOOR
	EXISTING WALL & DOOR
	EXISTING WALL & DOOR TO BE REMOVED
	PARTITION TYPE - GYPSUM BOARD
	PARTITION TYPE - CMU
	ROOM NAME
	ROOM NAME & NUMBER
	KEYED NOTE
	EMERGENCY LIGHTING
	ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTING
	DEMOLITION/REMOVAL NOTE
	WINDOW TAG
	PARTITION TYPE
	PORTABLE FIRE EXTINGUISHER X-WEIGHT (lbs) Y-FIRE CLASSIFICATION
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	GYPSUM BOARD CEILING



IT IS A VIOLATION OF ARTICLE 145 SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THESE PLANS IN ANY WAY. IF ALTERATIONS TO THESE PLANS IS NECESSARY, THE ALTERING ENGINEER SHALL AFFIX TO THE PLANS HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

INITIAL PROPOSAL REVIEW DESIGN REVIEW FINAL SUBMISSION

PREPARED AND RECOMMENDED BY:



FRANCISCO D. TALLARINO, P.E.

REVISIONS	Symbol:	Description:	Date:	Appr:

PROJECT SUPERVISOR: _____

PROJECT MANAGER: _____

TALLARINO ENGINEERING, PLLC.

8051 W. THOMAS STREET
ROME, N.Y. 13440
(315) 534-2527

Designed By: FDT Date: JAN 2024

Drawn By: FDT Drawing Code:

Checked By: Scale:

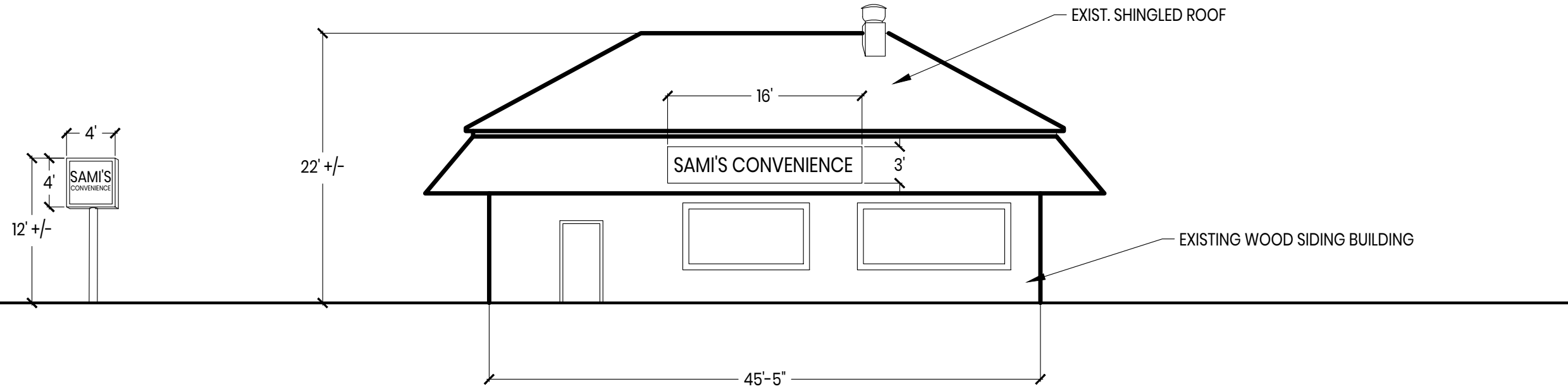
BUILDING PERMIT APPLICATION

PARCEL ID 009.-22-22.0
1001 BUTTERNUT STREET
SYRACUSE, N.Y.

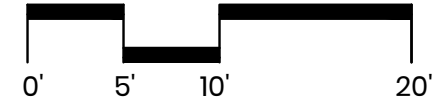
SHEET

A-1

Sheet 1 of 1



GRAPHIC SCALE:



SAMI'S CONVENIENCE
BUILDING ELEVATION
 1001 BUTTERNUT STREET, SYRACUSE, NY

DATE: 10-2-24

SCALE: 1" = 10' - 0"

DRAWN BY: AK



PHONE: 315-472-2481
 WWW.THORSTLANDSCAPEARCH.COM
 308 HAWLEY AVENUE, SYRACUSE, NEW YORK

Crime Prevention Through Environmental Design (CPTED) Survey

Date Received: 10/24/2024

Date Returned: 10/31/2024

Date Completed: 10/30/2024

Report Number:

File Number:

Address/Location: 1001 Butternut St

CPTED Specialist:

Contact Person(s): Lt. JM Giarrusso

Telephone/Cell 315-949-1239

Office: 315-442-5200

Person Requesting Audit and Why: City of Syracuse – Special Use Permit Review

History of Area: This location was previously a laundromat and most recently operated as a convenience store. It is set in a commercial and residential area and has high levels of vehicular and pedestrian traffic. The surrounding area has experienced high levels of crime to include robbery, burglary, gun violence, drug use/sale, larceny and property crime.

CPTED - Site Audit

Crime Prevention Through Environmental Design (CPTED) is a proactive crime fighting technique in which the proper design and effective use of the built environment can lead to a reduction in the fear of and incidents of crime and an improvement in quality of life. It is very important to realize CPTED principals reduce the opportunity for crime; however, crime prevention / social programs should be implemented to tackle the underlying cause of crime. These steps work in conjunction to create a safe environment to work live or play.

Access Control:

Properly located entrances, exits, fencing, landscaping and lighting can direct both foot and motor vehicle traffic in ways that discourage crime.



-Two access points into the parking lot from Butternut St. These are not currently defined and blend in with the sidewalk.

-Recommendations:

*-Place planters or bollards along the sidewalk on the parking lot side to clearly mark the area between the access points. This will prevent vehicles from driving over the curb line. Planters are aesthetically pleasing but bollards can accomplish the objective. *Bollards are currently shown on the new site plan.*

-Use signage to make one access point an entrance and the other an exit. This will create a flow of movement in the parking lot.



-A yellow guardrail borders the southern side of the parking lot. There is no barrier on

the northern side of the lot. Currently, the parking lot connects to the driveway of the neighboring residence as seen in the previous picture.

-Recommendation:

-4 ft cast iron fence which will clearly separate the two properties but will allow for sight lines. This will keep the flow of pedestrian traffic coming from the sidewalk and prevent individuals from moving freely between the residence and the store. It should be noted that the residence appears to be unoccupied which could lead to future issues for the store.

Surveillance:

The three types of surveillance are: *1. Natural 2. Organized 3. Mechanical*

Generally, criminals do not want to be seen. Placing physical features, activities and people in ways that minimize the ability to see what is going on discourages crime. Landscaping and lighting are two methods used to provide natural surveillance.



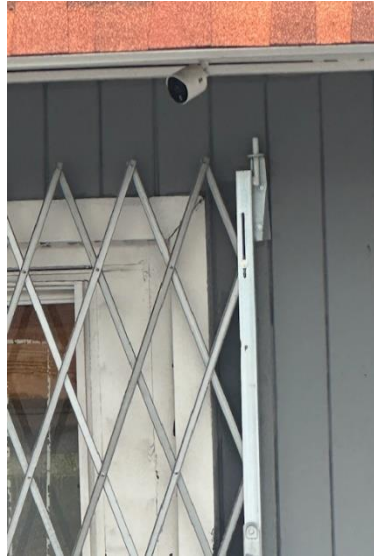
-The windows of the store are currently blocked by tall drink coolers which prevent any lines of sight into and out of the business. The cashier's vantage point is also blocked by the location of the register and the current set up. *This appears to remain as the layout on the new site plan.

-Recommendations:

-Move the tall drink coolers against a solid wall and replace them with waist high coolers or display shelves. During hours of operation, customers will be able to see out into the parking lot while they browse for their items which increases natural surveillance. The store should be well lit on the interior to allow sight lines into the windows at night to prevent burglaries and other crimes. An example of this can be seen in the photo of the Aaron's store under Access Control.

-Signs and decorative lighting should be removed from the windows to make sure they are unobstructed.

-Cashiers should be able to see out into the parking lot from their position in the store. The ability to maintain this visual will prevent individuals from loitering in the parking lot.



-There appears to be a camera system installed which includes a motion activated flood light.

-Recommendations:

- Maintain the system and make sure that employees are able to access footage. If employees are unable to access it then make sure they know who to call.

-Increase the number of cameras to cover the parking lot, each side of the building and the building's interior. A visible system can prevent an individual from committing crimes. A well-maintained system can provide useful evidence to solve crimes that have occurred.



-Unregistered vehicles and a boat are parked in the front lot. This has led to people parking and sitting in their vehicles. The black jeep pictured above had been parked and occupied until the

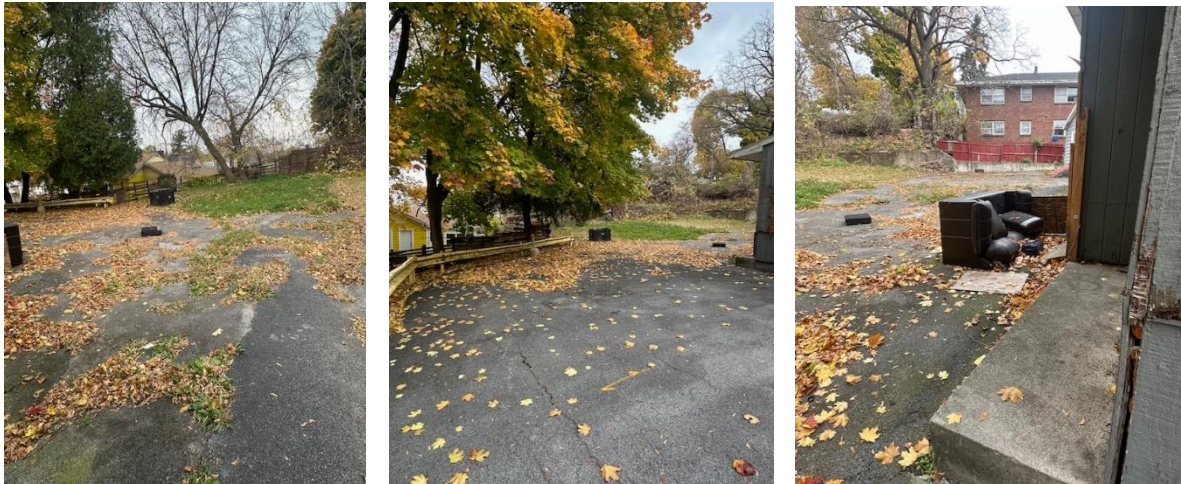
presence of police. There is also a tree in the rear lot which is starting to block line of sight.

-Recommendations:

-Clear the lot of unregistered vehicles. This will show ownership of the lot and prevent other people from parking and using the lot for illegal activities. It also increases visibility of the lot for employees, customers and passersby.

-Brush and vegetation should be cut and maintained. Tree canopies should be no lower than 6ft and bushes should be no taller than 2ft.

Territorial Reinforcement:



- As previously mentioned, there is little territorial reinforcement currently on the property short of the guard rail along the southern side of the parking lot. There is a dilapidated fence that runs along the rear of the property. A lack of territorial reinforcement has led to what appears to be illegal dumping and a makeshift homeless camp. It appears an individual constructed an area to sleep from a couch and pieces of wood. They also buried personal belongings in the leaves.

-Recommendations:

-The installation of a 6ft to 8ft chain-link fence that would run from the Northwest corner of the building back to the wooden fence and around to the Southeast corner of the building. A gate could be installed at the Southeast corner of the building which would provide access to the

fenced off rear lot. This will prevent people from accessing the area behind the store and would allow for a space to keep the dumpster and seating for employees. Example of fence line to follow.



-Other recommendations for Territorial Reinforcement have been stated previously. These would be planters or bollards along the sidewalk between the access points and a cast iron fence between the parking lot and the neighboring residence.

Lighting:



-The front parking lot appears to have a light post with two lights affixed to the top. This was not operational so it is unclear how well this works. The front and sides of the building are illuminated by recessed lights in the ceiling. There is also a motion activated flood light above the door. The front window has decorative lights on it that cause significant glare.

-Recommendations:

-The light post, which is located in the northeast corner of the lot, should provide even lighting throughout the parking lot, ideally 4000 Kelvin LED lighting. This may require a second post in the southeast corner. The fixtures should be changed to ones that reduce light pollution and glare, especially considering the amount of traffic on Butternut St.

-The downlighting on the building should be even and checked to make sure that each bulb is working and efficient. 3000 Kelvin to 4000 Kelvin LED light bulbs should be used and the light should be directed down and evenly spread across the ground to reduce glare.

-Remove the decorative lights from the window which cause glare and make it difficult to see inside.



-Currently, there appears to be no lighting in the rear of the building. This has allowed for illegal dumping and homeless camps.

-Recommendation:

- Add lighting to the rear of the building and near any rear exit. Motion sensor floodlights can be used to add additional lighting. Light pollution should be minimized. Lighting the rear lot can prevent current and future issues. Motion sensors can increase the light to notify employees of a possible threat.



October 25, 2024

Haohui Pan, Zoning Planner
City of Syracuse
Office of Zoning Administration

RE: SP- Other SP-24-24
1001-09 Butternut St & Carbon St

The following is the response to the City of Syracuse Department Review Comments

1. Engineer Storm Water – This project will not create a disturbance; all paved and unpaved surfaces will remain as is.
2. Engineering – sewers – There will be no changes to the existing plumbing or new utility connections.
3. Engineering Design & Construction – There will be no change in sanitary flow. A letter stating this is attached
4. Transportation Planner – Plans have been updated to show crosswalk from building to street, stop signs and stop bars.

Submitted by:
Terry Horst



October 25, 2024

Mirza Malkoc
City of Syracuse Dept. of Engineering
233 East Washington St, Rm 401
Syracuse, NY 13202

RE: Sami's convenience Store
1001 Butternut St
Syracuse, NY

Dear Mr Malkoc,

On behalf of the owner of 1001 Butternut St, I am providing the following report. The proposed change in building use will not change the sanitary sewer system, and no new sanitary connection is planned.

Existing and Proposed Flows:

1 toilets X 15GPD per employee (1 total) = 15 GPD

There is no change from existing to proposed sanitary flows.

Respectfully,

Terry Horst RLA

Project:	SP-24-24; mispr-24-81
Date:	11/12/24

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"/>

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.
Syracuse City Planning Commission <hr/> Name of Lead Agency Steven Kulicj <hr/> Print or Type Name of Responsible Officer in Lead Agency <hr/> Signature of Responsible Officer in Lead Agency	11/12/24 <hr/> Date Chairperson <hr/> Title of Responsible Officer <hr/> Signature of Preparer (if different from Responsible Officer)

Parcel History

01/01/1900 - 11/07/2024

Tax Map #: 009.-22-22.0

Owners: Elias Saba C/O Bubble Basket Inc Attn John Reedy, Sami Syracuse, LLC

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1001-09 Butternut St & Carbon St	08/16/22	Complaint	Property Maintenance-Ext	Open	2022-07515
1001-09 Butternut St & Carbon St	08/16/22	Violation	Section 105.2 Building Permits	Open	
1001-09 Butternut St & Carbon St	08/16/22	Violation	Section 105.2 Building Permits	Open	
1001-09 Butternut St & Carbon St	08/16/22	Violation	SPCC - C of U - Sec 27-164 (A)	Open	
1001-09 Butternut St & Carbon St	08/16/22	Violation	SPCC - C of U - Sec. 27-164 (B)	Open	
1001-09 Butternut St & Carbon St	08/16/22	Violation	SPCC - C of U - Sec. 27-164 (C)	Open	
1001-09 Butternut St & Carbon St	08/16/22	Violation	Section 105.2 Building Permits	Open	
1001-09 Butternut St & Carbon St	08/16/22	Violation	SZC - Section Z-C-6 - Illegal Signage	Open	
1001-09 Butternut St & Carbon St	08/16/22	Violation	SZC - Section Z-B-1 - Illegal Land Use	Open	
1001-09 Butternut St & Carbon St	11/03/23	Complaint	Cert of Use - Food Store	x Denied -	CU2023-0073 Zaza Convenience
1001-09 Butternut St & Carbon St	11/14/23	Violation	SPCC - C of U - Sec 27-164 (A)	Open	
1001-09 Butternut St & Carbon St	11/14/23	Violation	SPCC - C of U - Sec. 27-164 (B)	Open	
1001-09 Butternut St & Carbon St	11/14/23	Violation	SPCC - C of U - Sec. 27-164 (C)	Open	
1001-09 Butternut St & Carbon St	11/14/23	Violation	2020 PMCNYS - Section 107.1.4 - Unlawful Structures	Open	
1001-09 Butternut St & Carbon St	11/14/23	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Open	
1001-09 Butternut St & Carbon St	12/11/23	Complaint	Tobacco License	Certificate: Denied	TL-2023-0016 Zaza Convenience

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1001-09 Butternut St & Carbon St	06/27/24	Violation	SGOC - Section 16-15(a) Failure to Obtain	Open	
1001-09 Butternut St & Carbon St	10/30/24	Inspection	Complaint Re-Inspection	<None>	



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Sami Syracuse, LLC
From: Haohui Pan, Zoning Planner
Date: 11/7/2024 9:06:55 AM
Re: SP - Other SP-24-24
1001-09 Butternut St & Carbon St, Syracuse, 13208

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
Finance - Zoning	Internal Review Complete	10/10/2024	Veronica Voss	1001-09 Butternut is current; paid for CS and CO October installments.
Zoning Planner	Pending	11/07/2024		
Engineering - Stormwater (SWPPP)	Conditionally Approved	10/18/2024	Mirza Malkoc	Employ standard erosion and sediment control practices during construction. Clean and sweep pavement of all construction debris immediately. Stabilize all lawn areas within 7 days, seed and mulch. Maintain/ensure grass growth is established. No concrete washout, sediment, or construction debris shall enter catch basins or the sewer system. Any such occurrence shall be removed/cleaned immediately.
Engineering - Sewers	Conditionally Approved	10/18/2024	Mirza Malkoc	<ul style="list-style-type: none">• Onondaga County Plumbing Control shall review and approve the plans as well.• All installation & restoration work to be done to City of Syracuse specifications & details.
Engineering - Mapping	Conditionally Approved	10/15/2024	Ray Wills	Work should have no impact on Mapping Division assets in the area. Do not deviate from proposed work or expand into the ROW without prior written review and authorization from all reviewing depts.
Engineering - Design & Construction	Conditionally Approved	10/18/2024	Mirza Malkoc	The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.
Planning Commission	Waiting on Board	10/25/2024	Zhitong Wu	
Fire Prevention Bureau	Conditionally Approved	10/16/2024	Elton Davis	All work must comply with applicable sections of the NYS Uniform Code.

DPW - Transportation Planner	Conditionally Approved	10/30/2024	Neil Milcarek-Burke	<p>10/30/24 Revised plans address previous comments</p> <p>10/17/24 - ADA compliant walkway to/from public sidewalk required.</p> <p>- Exist isle/s are to be signed with STOP signage and include stop bar 4' or greater from edge of sidewalk measured inwards.</p> <p>- Applicant to note that if southernmost curb-cut poses operational/safety issues it may require correction the future including removal, opening is in close proximity to ADA corner ramp and intersection.</p>
Common Council	Pending	10/09/2024		