



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-24-26</i>	<i>Staff Report – December 2nd, 2024</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	2800 James St. (Tax Map ID: 024.-15-01.0)
<i>Summary of Proposed Action:</i>	<p>The owner proposes to open a restaurant: land use type (Restaurant > 1,000 SF) "The Wedge" by taking a vacant tenant space on the ground floor of an existing building. Beer and wine service is intended to be provided to the customers.</p> <p>The applicant does not propose any vehicle parking spaces or exterior alterations on the building besides the interior renovation.</p> <p>The proposed hours of operation are Wednesday to Saturday from 4 AM to 10 PM, and Sunday from 11 AM to 4 PM; Monday and Tuesday will be closed. The lot size will remain 7,355 SF (0.168 acres). The total area of the proposed restaurant is 1,920 SF including 1,008 SF customer area.</p>
<i>Owner/Applicant</i>	Stephen Skinner. (Owner) Sheila Weed. (Applicant)
<i>Existing Zone District:</i>	MX-2 Neighborhood Center, MX-2 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, west, and east are in the MX-2 Zone District, and to the south, the properties are in the Small Lot Residential, R3 District.
<i>Companion Application(s)</i>	MiSPR-24-85: Minor Site Plan Review for the change of land use type from vacancy to a restaurant.
<i>Scope of Work:</i>	The scope of work includes: 1) interior renovation to install a supplies room for dishes and silverware, and an enclosed kitchen space that includes preparation tables, freezers, coolers, and cooking facilities.; 2) two accessible bathrooms are proposed, both constructed with 36-inch doors and a minimum 60-inch turning radius.; 3) the waiting area will consist of 6 chairs, 1 hostess stand, 1 server station, 1 coat rack; and 4) the customer area will be improved with 4 four-seat tables, 3 two-seat tables, 2 six-seat tables, and a beer bar counter with 8 seats; beer kegerator, bar cooler, and wine refrigerator will be installed.
<i>Staff Analysis:</i>	<p>Factors:</p> <ul style="list-style-type: none"> - There are two existing buildings on the lot. The proposed restaurant will be located on the first floor of the building located at the intersection of James St. and South Collingwood. The building has two tenant spaces on the ground floor, and the proposed restaurant will be in the eastern space while a cheese shop currently occupies the western space, - No vehicle parking is physically possible under the current condition that the buildings are occupying almost the footprint of the entire parcel. On-street parking is available at James St. and S. Collingwood Ave. for customers going to the restaurant. - A minor traffic impact may be generated due to the establishment of a new restaurant particularly during the lunch and dinner hours. - The structures are now considered non-conforming structures because their total coverage of 6,239 SF (larger structure: 4,164 SF; smaller structure: 2,075 SF) covers 84.8% of the lot area, which exceeded the maximum allowable coverage of 70% of the lot size story for the MX-2 Zone District

- The liquor license for consumption on premises is under review by the New York State Liquor Authority. If it is approved, the restaurant will be the only entity that legally possesses an active liquor license within 200 FT of the surrounding neighborhood.
- 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 attached proximity map).
- The existing lot width (44.5 FT) is nonconforming with the width standard of 50 FT) for mix-use development.

Recommended conditions if approved

1. The applicant shall possess a valid liquor license that reflects the correct business name from the New York State Liquor Authority
2. The applicant shall abide by the hours of operation that the Common Council decides upon.
3. The applicant shall possess any valid license or certificate related to restaurant operation from the Health Department of Onondaga County.
4. Curbs shall be provided along the edge of all areas accessible to vehicles to prevent the encroachment of vehicles or any portions thereof, upon adjacent property or the street right-of-way.
5. All outside storage of junk, bottles, cartons, boxes, debris, and the like shall be restricted to appropriately screened enclosures not visible to the general public.
6. Customers or business operators shall not park on the public Right of Way at the front and side of the building.
7. The applicant shall comply with the City of Syracuse Noise Control Ordinance during the restaurant’s operation hours.

Zoning Procedural History:

- 01/02/2017| SP-84-25M3 | Special Use Permit for modifying the building floor plan to establish a food retail store as an additional use upon a restaurant use | Approved
- 07/07/2014| SP-84-25M2 | Special Use Permit for modifying the building floor plan to reflect the actual interior condition | Approved
- 09/16/2013| SP-84-25M1 | Special Use Permit for modifying the building floor plan to add a liquor store| Approved
- 07/29/2009| SP-99-32M1 | Special Use Permit for modifying light-duty auto repair shop - facade, floor plan, and sign changes | Approved
- 11/03/1999| SP-99-32 | Special Use Permit for establishing a light-duty auto repair shop| Approved
- 09/18/1900 | SP-90-40| Special Use Permit to add Indoor amusement & recreation establishment in an existing restaurant | Denied.
- 06/13/1984 | SP-84-25| Special Use Permit to modify a restaurant (Tip-a-Few) | approved
- 01/31/1983 | SP-83-03| Special Use Permit to install indoor amusement in a restaurant (Tip-a-Few) | Denied
- 12/5/1974 | AS-74-213 | Sign Wavier to allow 35 inches sign. | Approved

<p>Summary of Zoning History:</p>	<p>That parcel 2800 James St contains two primary structures (larger structure: 4,164 SF; smaller structure: 2,075 SF). The larger structure is a mixed-use two-story building that currently is legal for 2 commercial tenants' space (1 cheese shop and 1 vacant storefront) on the first floor, and 4 dwelling units on the second floor. The cheese shop has been approved by a Special Use Permit (SP-84-25M3) on the west tenant spaces. A tavern called "Tip a Few" was the former tenant since 1974 in the east tenant space. In 1984, it was formally established as a restaurant with land use approval of SP-84-25 from a grandfathering use. Two attempts (SP-83-03, SP-90-40) of adding indoor amusement & games machines were denied by the common council. The tavern business moved out in 2019, so the tenant space remains vacant at current application SP-24-26</p> <p>The smaller structure is one-story and is legal for land use type "light auto repair" through approval of SP-99-32/ SP-99-32M1. The tenant moved out in 2019, which led to the building being vacant.</p>
<p>Code Enforcement History:</p>	<p>See attached code enforcement history</p>
<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 2800 James St. is irregularly shaped with a total lot size of (0.168 acres). The northern property line and street frontage along James Street is 42 FT; the western property line and street frontage along South Collingwood Avenue is 167.5 FT; the southern rear property line borders 46.37 FT; and the eastern side property line borders 161 FT. The structures cover a total of 6,239 SF; larger structure: 4,164 SF; smaller structure: 2,075 SF</p>
<p>SEQR Determination:</p>	<p>Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.</p>
<p>Onondaga County Planning Board Referral:</p>	<p>Pursuant to GML §239-1, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board to review.</p>

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

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Property Survey: Location Survey on Lot #1 & part of lot #2, Block 2050, Eastwood Heights Tract, former Town of Dewitt, now City of Syracuse, County of Onondaga and State of New York; Known as # 2800 James Street Licensed Land Surveyor: Martin E. Davis.; Dated: /30/2000; Scale: 1''=20'.
- Floor Plan- New Restaurant the Wedge, Change of Occupancy/ Level 2 Alterations Owners Sharan and Matt Simiele (Sheet A-1 to 2), 2800 James Street/ Eastwood- Syracuse, NY. State of New York registered Architect: Sheila A. Weed; Group 1 Design; Scale: As Noted; Date: 10/6/2024,

Attachments:

Special Use Permit Application
 Short Environmental Assessment Form Part 2 & Part 3
 Proximity report

Code Enforcement History
 IPS Comments from City Departments

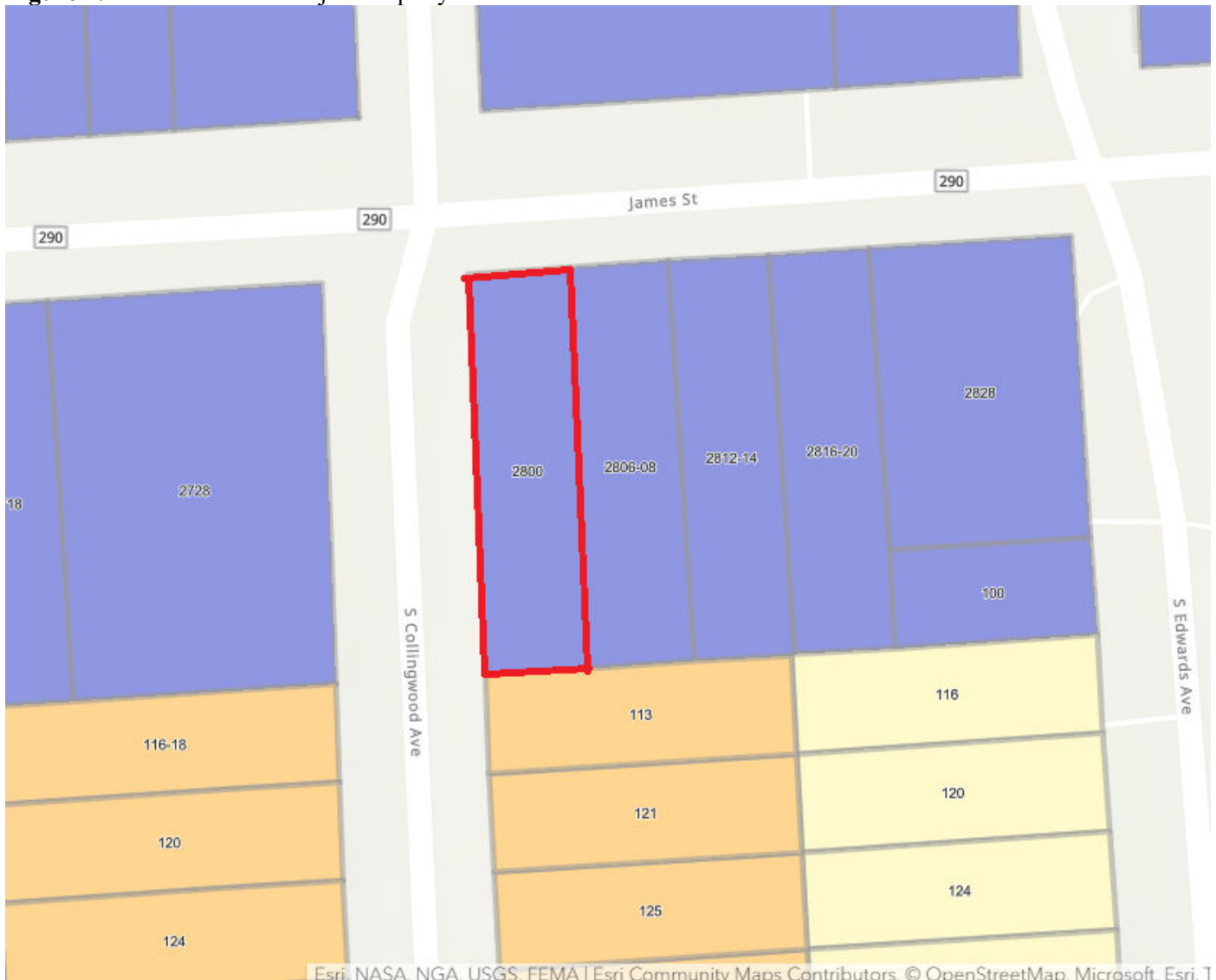


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Department of Neighborhood and Business Development
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Context Maps:

Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



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

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@syrgov.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: The Wedge	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 2800 James Street, Syracuse, NY 13206	
Lot numbers: 024.-15-01.0	Block number: _____ Lot size (sq. ft.): 6804 sf
Current use of property: Retail & Residential	Proposed: Retail, Rest & Res
Current number of dwelling units (if applicable): 3	Proposed: 3
Current hours of operation (if applicable): Storefront is vacant	Proposed: 4-10pm, Wed, Thur, Fri, Sat Closed Mon & Tue
Current onsite parking (if applicable): 0	Proposed: 0 11am-4pm Sunday
Zoning (base and any overlay) of property: MX-2	
Companion zoning applications (if applicable, list any related zoning applications):	
Has the owner obtained a certificate of use: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary): No signage is currently installed at this location, Owner will obtain a signage permit when a sign is decided upon Size: _____ Type: _____ Location: _____ Size: _____ Type: _____ Location: _____	
Nature and extent of Special Use requested (attach additional pages if necessary): New restaurant constructed on the main floor of an existing building	

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@syrgov.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: Stephen Skinner	
Signature: <i>Stephen Skinner</i> 11/06/24	Date: 11-5-2024
Mailing address: 2649 James Street, Syracuse, NY 13206	
Print authorized agent's name: Sheila Weed/ Group 1 Design- Architect	
Date: 11-5-2024	
Signature: Sheila Weed	<small>Digitally signed by Sheila Weed DN: cn=Sheila Weed, o=US, ou=Group 1 Design, ou=Architect, email=grouponedesign.sheila@verizon.net Date: 2024.11.05 11:25:17 -05'00'</small>
Mailing address: 317 S. Collingwood Ave, Syracuse, NY 13206	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

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

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- NA **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			
The Wedge Restaurant			
Name of Action or Project: Interior Renovations			
Project Location (describe, and attach a location map): 2800 James Street Syracuse, New York			
Brief Description of Proposed Action: Interior renovations only of an existing building			
Name of Applicant or Sponsor: Sheila Weed		Telephone: 315-434-1844	
		E-Mail: grouponedesign.sheila@verizon.net	
Address: 317 S Collingwood Avenue			
City/PO: Syracuse		State: NY	Zip Code: 13206
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: Building Permit, Special Use Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.10 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.10 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			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: Sheila Weed Date: 11/4/2024

Signature: Sheila Weed Title: Architect

Digitally signed by Sheila Weed
 DN: cn=Sheila Weed, o=US, ou=Group 1
 Design, ou=Architect,
 email=groupnedesign.sheila@verizon.net
 Date: 2024.11.01 13:11:49 -0400

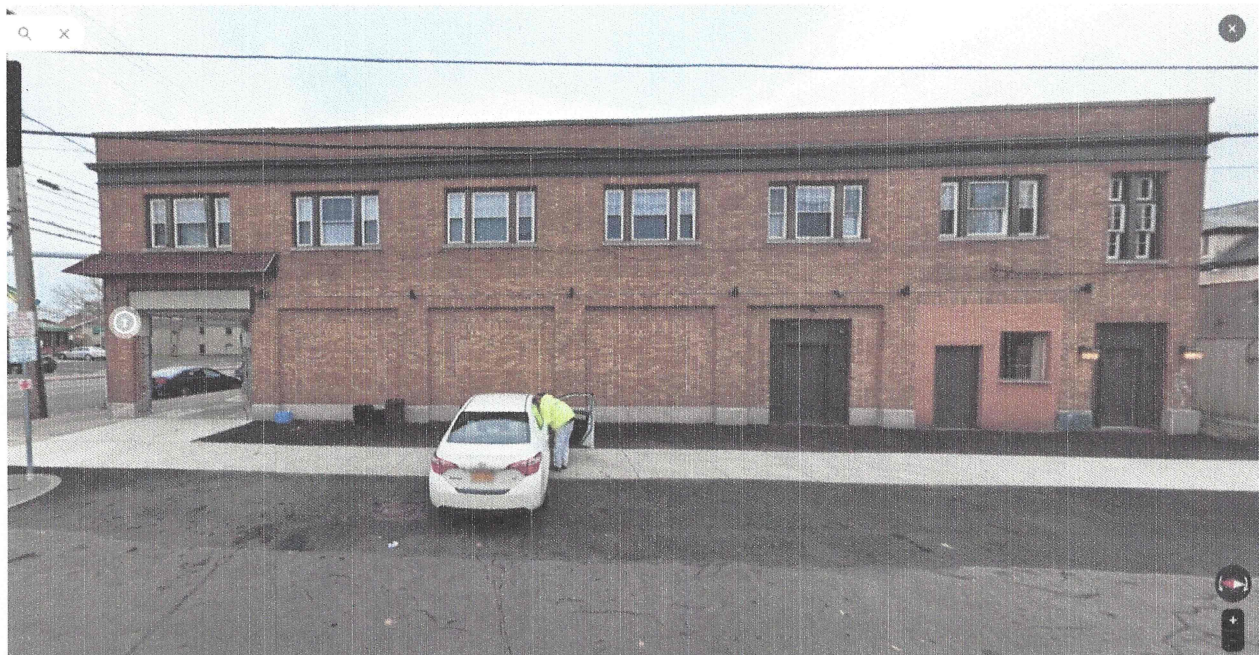
2800 JAMES STREET, SYRACUSE NY

Photos looking towards the building

PHOTO-A



PHOTO-B



2800 JAMES STREET SYRACUSE, NY 13206

PHOTOS LOOKING AWAY FROM THE BUILDING

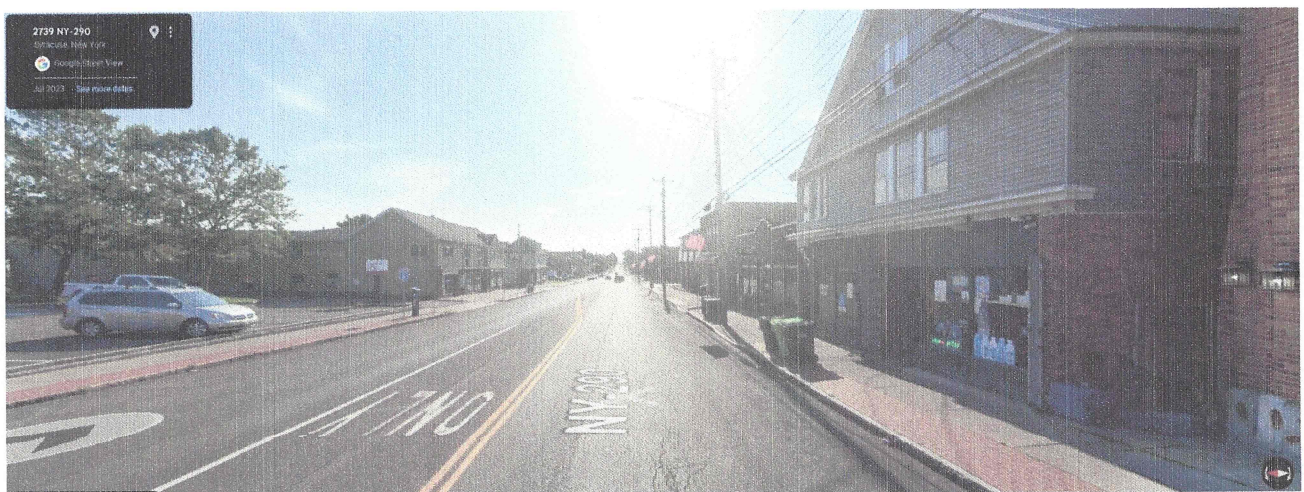
PHOTO- #1- LOOKING WEST



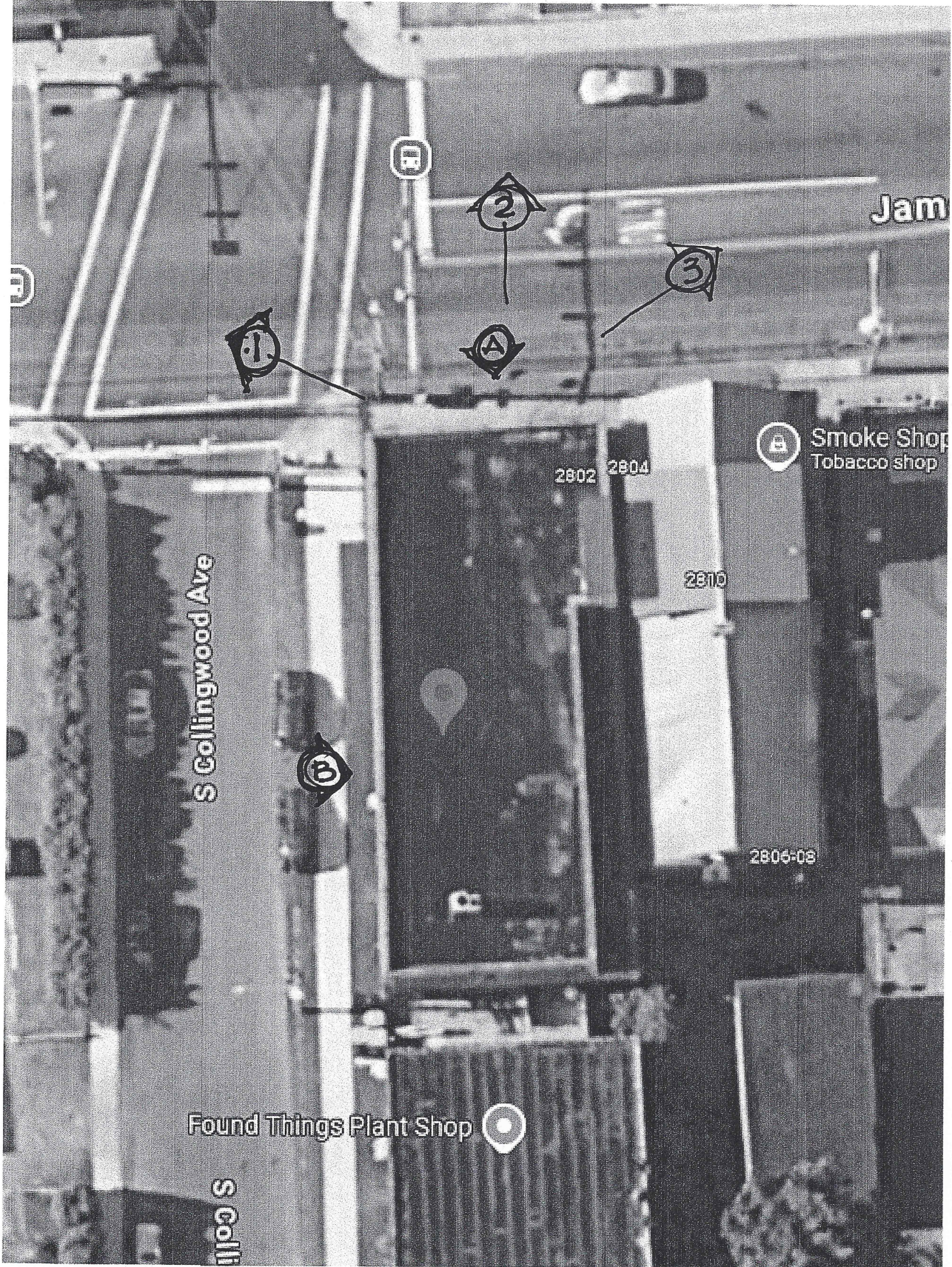
PHOTO- #2- LOOKING NORTH

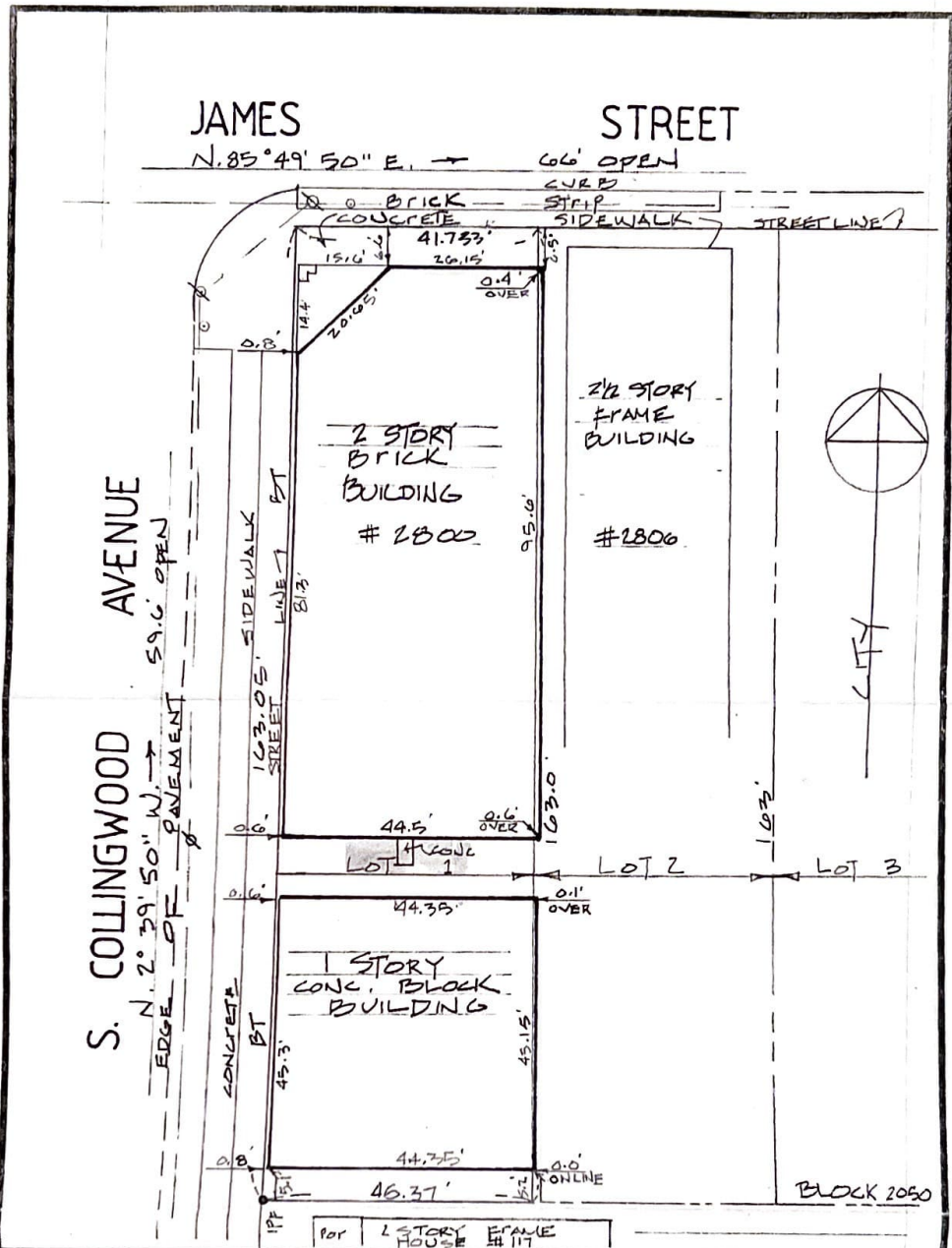


PHOTO- #3- LOOKING EAST



2800 JAMES ST - PHOTO KEY





Location Survey on Lot #1 & part of Lot #2, Block 2050, Eastwood Heights Tract, former Town of Dewitt, now City of Syracuse, County of Onondaga, State of New York. Known as #2800 James Street.

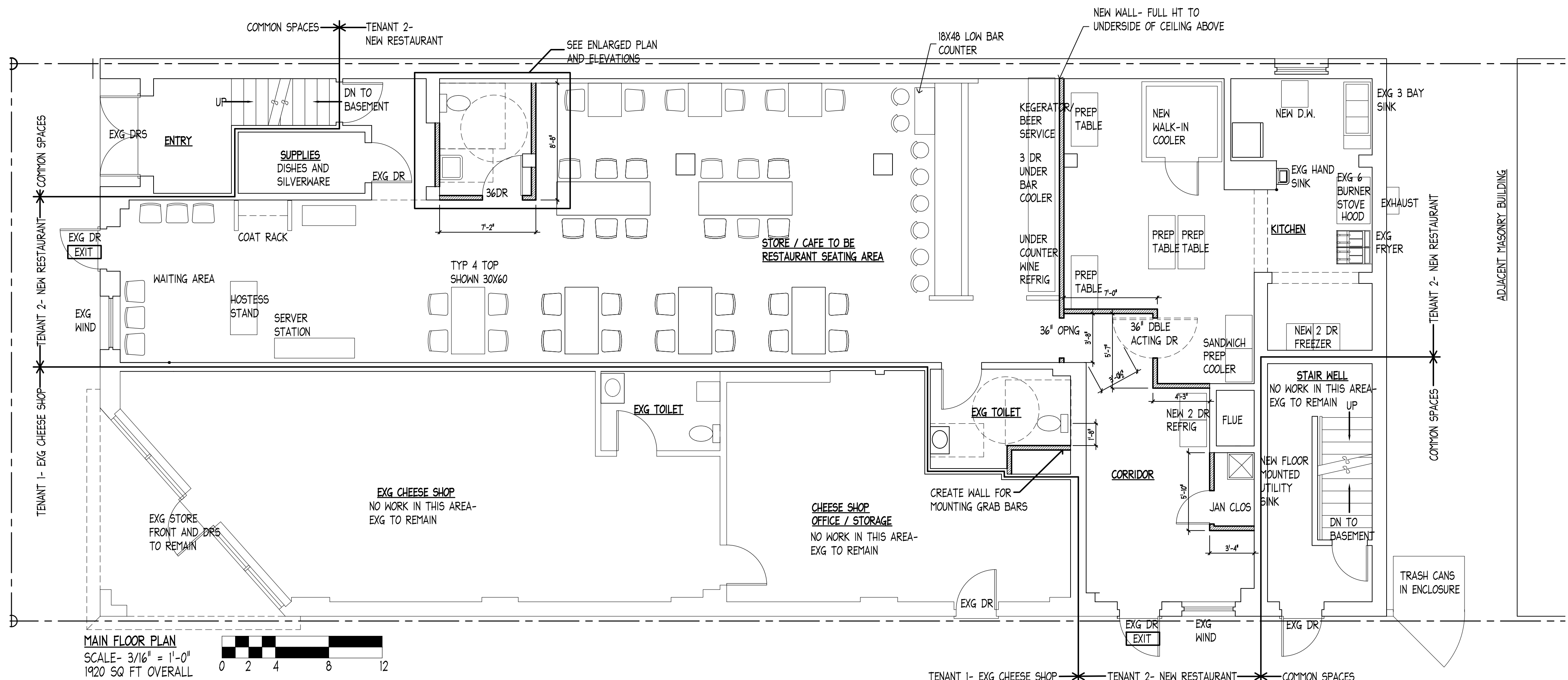
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

MARTIN E. DAVIS
 409 RIDGEWOOD DRIVE
 LICENSED LAND SURVEYOR SYRACUSE, NEW YORK

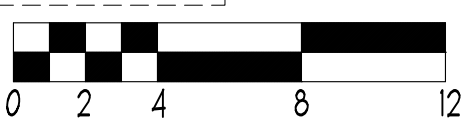
DRAWN BY: MD
 DATE: 11/30/20
 SCALE: 1"=20'
 REVISIONS:

140244

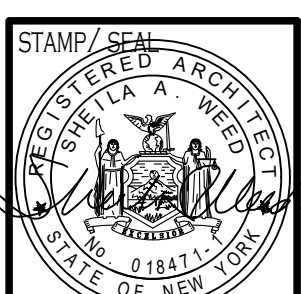
DATE PLOTTED: 11/6/2024 10:51 AM



MAIN FLOOR PLAN
 SCALE- 3/16" = 1'-0"
 1920 SQ FT OVERALL
 1008 SF- CUSTOMER AREA/
 DIV BY 15= 67 PEOPLE

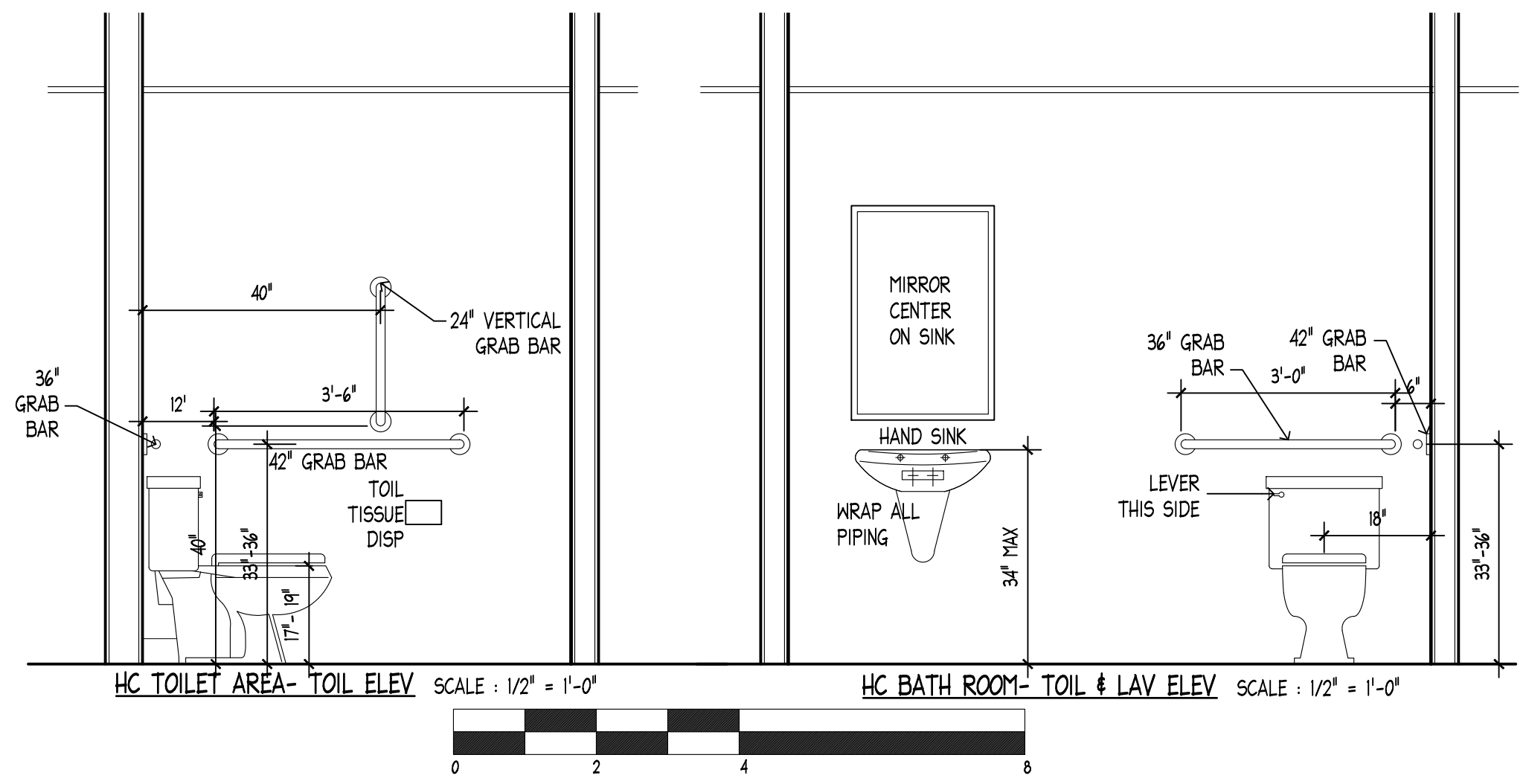
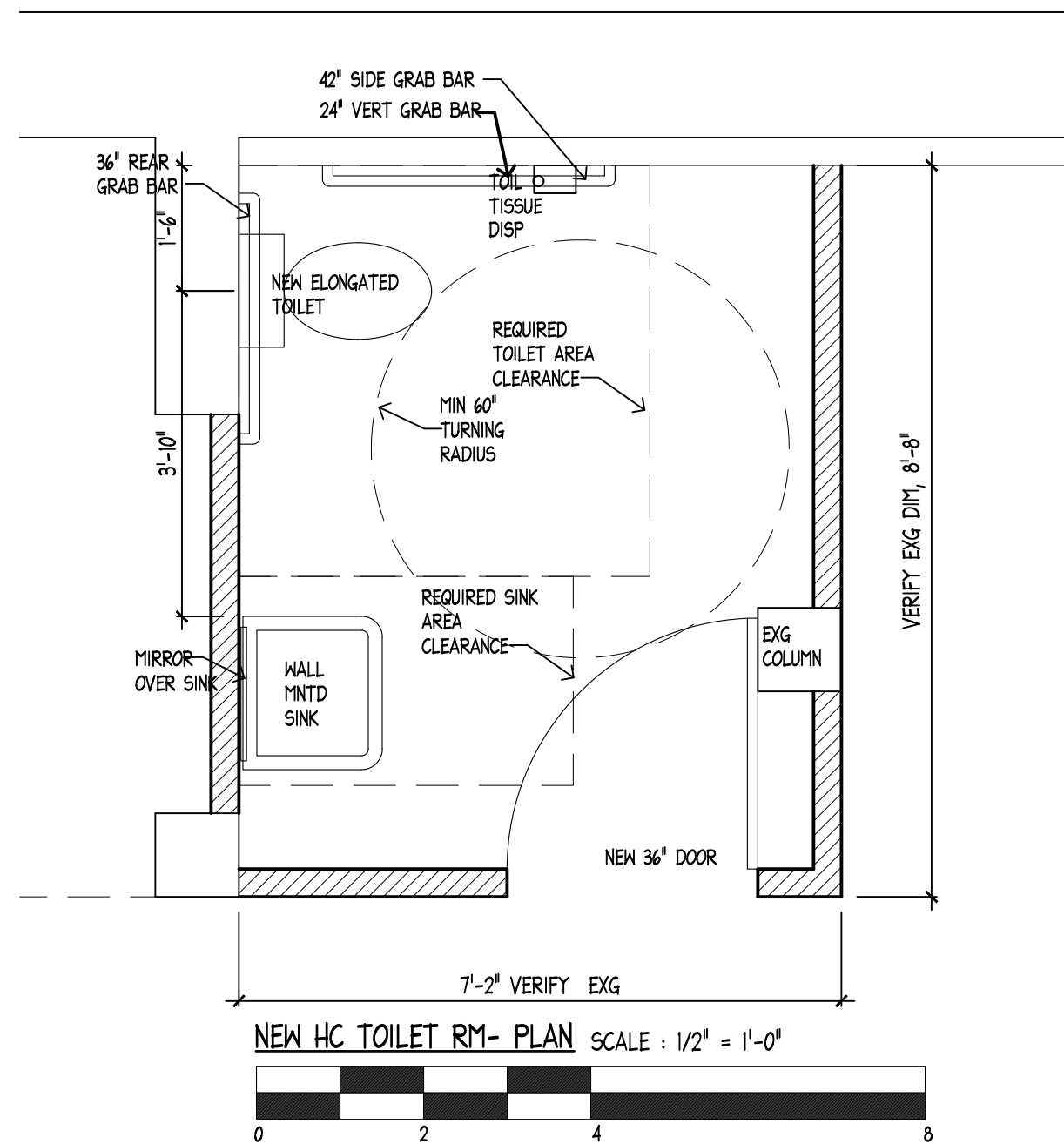


GROUP 1 DESIGN
 SHEILA WEED - ARCHITECT
 317 S. COLLINGWOOD AVENUE
 SYRACUSE, NY 13206
 GROUPONEDSIGN.SHEILA@VERIZON.NET
 315-434-1844



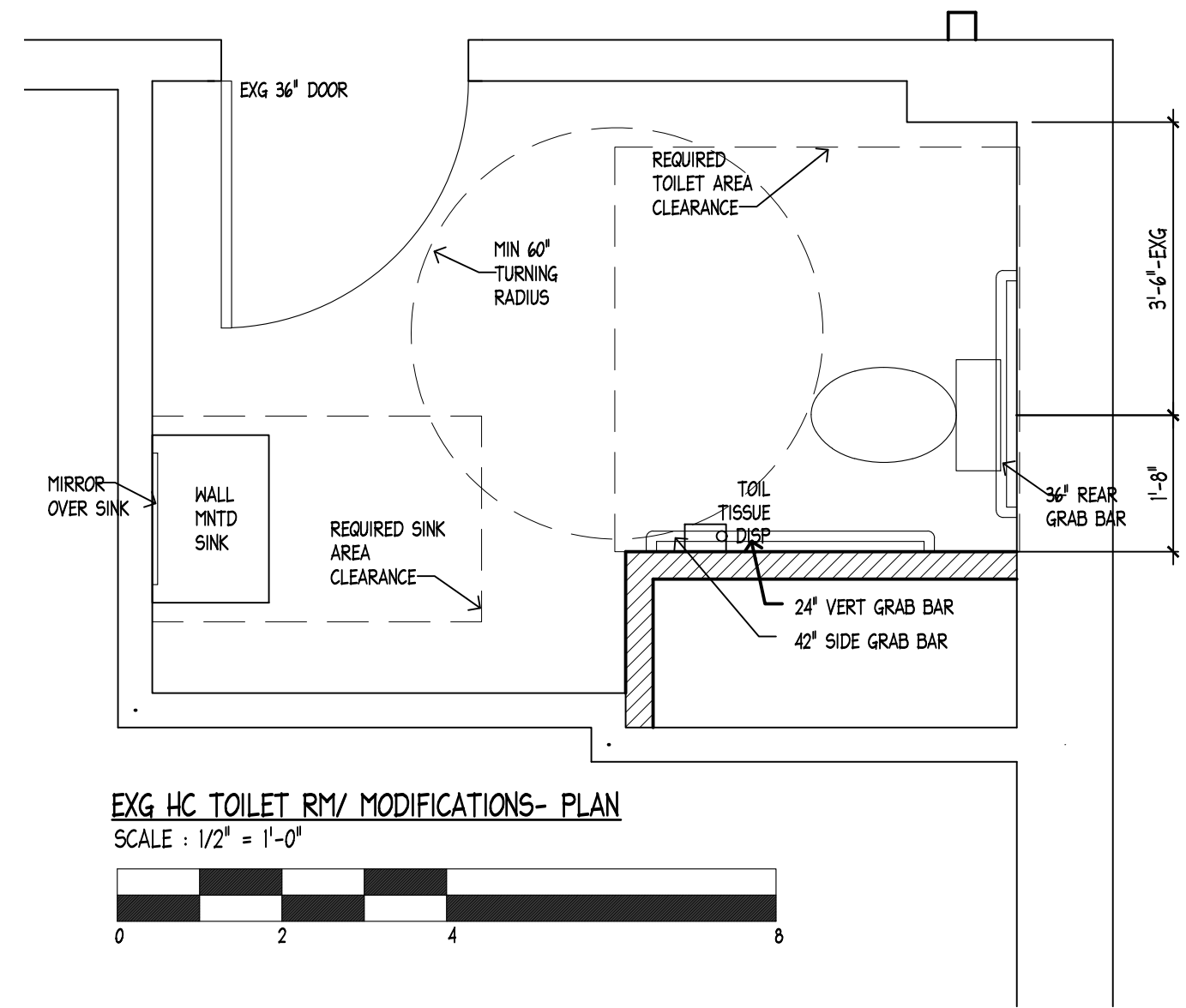
NEW RESTAURANT- THE WEDGE
 CHANGE OF OCCUPANCY/ LEVEL 2 ALTERATIONS
 OWNERS SARAH AND MATT SIMIELE
 2800 JAMES STREET / EASTWOOD- SYRACUSE, NY
 DRAWING FLOOR PLAN

PROJECT NORTH
 SHEET **A-1**
 DATE 11/6/2024
 SCALE AS NOTED



ACCESSIBLE BATH INFORMATION

- PROVIDE THE FOLLOWING-
- GRAB BARS AT TOILET-**
 - SIDE HORIZONTAL GRAB BAR-** TO BE A MIN. 42" LONG AND MAX DISTANCE FROM REAR WALL TO BE 12", MOUNT BAR AT 33"-36" ABOVE FIN FLR
 - SIDE VERTICAL GRAB BAR-** TO BE A MIN OF 18" LONG AND BOTTOM TO BE 39"-41" ABOVE FINISHED FLOOR, MOUNT 40" FROM REAR WALL
 - REAR HORIZONTAL GRAB BAR-** TO BE A MIN OF 36" LONG AND MOUNTED 33"-36" ABOVE FINISHED FLOOR
 - OTHER CLEARANCES-**
 - VANITY TOP/ SINK-** HEIGHT TO BE A MAX OF 34" HIGH, LOWER EDGE OF APRON 29" MIN HT, WRAP ALL EXPOSED PIPING
 - WATER CLOSET-** WC HEIGHT TO BE 17"-19", WC TO BE 18" FROM CENTERLINE TO FACE OF WALL, PROVIDE 3'-6" FROM CENTERLINE OF TOILET TO FACE OF SINK
 - TURNING RADIUS-** 60" RADIUS MINIMUM.



GROUP 1 DESIGN
SHEILA WEED - ARCHITECT
317 S. COLLINGWOOD AVENUE
SYRACUSE, NY 13206
GROUPONEDSIGN.SHEILA@VERIZON.NET
315-434-1844



NEW RESTAURANT- THE WEDGE
CHANGE OF OCCUPANCY/ LEVEL 2 ALTERATIONS
OWNERS SARAH AND MATT SIMIELE
2800 JAMES STREET / EASTWOOD- SYRACUSE, NY
DRAWING ENLARGED BATH PLANS

PROJECT NORTH
SHEET **A-2**
DATE 11/6/2024
SCALE AS NOTED

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	2800 James St, Syracuse, New York, 13206
Geocode	Latitude: 43.06868 Longitude: -76.10739
Report Generated On	11/20/2024

8 Closest Liquor Stores		
Name	Address	Distance
SHOP CITY WINES & LIQUOR INC License ID: 0100-23-225378 Legacy Serial No.: 2505097	1802 TEALL AVE SYRACUSE, New York 13206	4,445 ft
SYRACUSE LIQUOR INC License ID: 0100-23-226145 Legacy Serial No.: 2232054	3030B ERIE BLV E SYRACUSE, New York 13224	1.45 mi
SPEEDWAY LLC License ID: 0100-21-214813 Legacy Serial No.: 2212594	6589 THOMPSON RD SUITE B SYRACUSE, New York 13206	1.60 mi
WILSON & DOWNS INC License ID: 0100-23-224976 Legacy Serial No.: 2205868	6430 KIRKVILLE RD E SYRACUSE, New York 13057	1.63 mi
200 LODI LLC License ID: 0100-22-215839 Legacy Serial No.: 2201013	200 LODI ST SYRACUSE, New York 13203	1.69 mi
NCP LIQUORS INC License ID: 0100-21-215991 Legacy Serial No.: 2162307	3150 ERIE BOULEVARD EAST SYRACUSE, New York 13214	1.78 mi
SHANMERU LIQUORS INC License ID: 0100-22-216584 Legacy Serial No.: 2608199	111 HARVARD PLACE WESTCOTT ST & CAMBRIDGE ST SYRACUSE, New York 13210	1.95 mi
THA CREW LLC License ID: 0100-22-217118 Legacy Serial No.: 2202530	626 BUTTERNUT ST SYRACUSE, New York 13208	2.02 mi

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

Churches within 500 feet	
Name	Distance
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
The Curd Nerd LLC Application ID: NA-0370-24-242021	2802 James St Syracuse, NY 13206.0	16 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
Amici's Gathering Lounge, LLC License ID: 0370-24-224035 Legacy Serial No.: 6032529	2710 James St Syracuse, New York 13206	264 ft

Project: SP-24-26

Date: 12/2/2024

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project:	SP-24-26
Date:	12/2/2024

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.	
Syracuse City Planning Commission	12/2/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Syracuse
Parcel History
 01/01/1900 - 11/22/2024
 Tax Map #: 024.-15-01.0
 Owners: Skinner Group LLC
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
2800 James St & Collingwood Av	12/24/12	Completed Complaint	Bulk Household Items	Completed	2012-27364 couch
2800 James St & Collingwood Av	12/24/12	Completed Complaint	Bulk Household Items	Completed	2012-27450 couch
2800 James St & Collingwood Av	03/08/13	Completed Complaint	Bulk Household Items	Completed	2013-03982 mat /box on collingwood side of building
2800 James St & Collingwood Av	06/14/13	Violation	2010 IMC - Section 307.1 - Accumulation of rubbish and garbage	Closed	
2800 James St & Collingwood Av	08/19/13	Violation	2010 IMC - Section 109.1 - Administration and Enforcement	Closed	
2800 James St & Collingwood Av	09/12/13	Completed Complaint	Trash/Debris-Private, Occ	Completed	2013-14307 stacked tires.
2800 James St & Collingwood Av	01/13/14	Completed Complaint	Building W/O Permit	Completed	2013-20564
2800 James St & Collingwood Av	06/25/14	Completed Complaint	Other (FPB)	Completed	2014-13723 several fire issues found during c of inspection
2800 James St & Collingwood Av	10/22/14	Completed Complaint	Blue Bin: request new BB	Completed	2014-25704 4 units requests 4 bins
2800 James St & Collingwood Av	01/07/15	Completed Complaint	Illegal Trash Set Out	Completed	2015-00364 code violation
2800 James St & Collingwood Av	05/26/15	Completed Complaint	Bulk Household Items	Completed	2015-11719 couch for 2804 upstairs unit..
2800 James St & Collingwood Av	06/02/15	Completed Complaint	Bulk Household Items	Completed	2015-13585 couch
2800 James St & Collingwood Av	06/15/15	Completed Complaint	Quad 1 ConstrDebrisPickUp	Completed	2015-13584 Quad 1 ConstrDebrisPickUp
2800 James St & Collingwood Av	11/12/15	Completed Complaint	Sewer Back Up	Completed	2015-33489 sewer backup- sheila 254-1177
2800 James St & Collingwood Av	04/24/16	Periodic Inspection	Smoke Certification	SC - Issued	
2800 James St & Collingwood Av	06/04/16	Completed Complaint	Sewer Back Up	Completed	2016-16429 still having back up--- dispatched to howie Sheila 314-6306
2800 James St & Collingwood Av	06/14/16	Violation	2010 IMC - Section 107.1.4 - Unlawful Structure	Closed	
2800 James St & Collingwood Av	06/14/16	Violation	2010 IMC - Section 109.1 - Administration and Enforcement	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2800 James St & Collingwood Av	06/14/16	Violation	2010 IMC - Section 403.2 - Bathrooms and toilet rooms	Closed	
2800 James St & Collingwood Av	06/14/16	Violation	2010 IMC - Section 505.4 - Water heating facilities	Closed	
2800 James St & Collingwood Av	06/14/16	Violation	2010 IFC - Section 904.11.6 - Operations and maintenance	Closed	
2800 James St & Collingwood Av	06/15/16	Violation	2010 IFC - Section 906.2 - General requirements	Closed	
2800 James St & Collingwood Av	06/15/16	Violation	2010 IFC - Section 3003.5.3 - Securing compressed gas containers, cylinders and tanks	Closed	
2800 James St & Collingwood Av	06/15/16	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
2800 James St & Collingwood Av	06/15/16	Violation	SPCC - Section 27-57 (a) (15) - Outlets/Raceways	Closed	
2800 James St & Collingwood Av	06/15/16	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
2800 James St & Collingwood Av	06/15/16	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
2800 James St & Collingwood Av	06/15/16	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
2800 James St & Collingwood Av	10/24/16	Completed Complaint	Catch Basin: Clean	Completed	2016-30801 clean cb, clogged
2800 James St & Collingwood Av	11/01/16	Completed Complaint	Sewer Back Up	Completed	2016-31377 sewer backup- gerald 863-1484
2800 James St & Collingwood Av	11/28/16	Periodic Inspection	C of C	CC - Valid/Cert	
2800 James St & Collingwood Av	03/29/17	Completed Complaint	Transport Special Request	Completed	2017-06740 In this 2800 blk of James Street parking machine #209-tickets are printing an hour behind the time and the caller is concerned about getting a ticket.

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2800 James St & Collingwood Av	08/27/18	Completed Complaint	Sewer Back Up	Completed	2018-26562 sewer water pouring into basement
2800 James St & Collingwood Av	10/15/18	Complaint	Illegal Trash Set Out	Needs Review	2018-31385 code violation
2800 James St & Collingwood Av	10/31/18	Completed Complaint	Illegal Trash Set Out	Completed	2018-32638 code violation ***10/30..spoke to owner & explained fees, rules & regs
2800 James St & Collingwood Av	01/02/19	Violation	2010 IFC - Section 610.1 - General	Open	
2800 James St & Collingwood Av	07/17/19	Complaint	Cert of Use - Bar	x Business Closed	CU2014-0089 Tip A Few
2800 James St & Collingwood Av	01/13/20	Completed Complaint	Illegal Trash Set Out	Completed	2020-00164 code violation (mixed use)
2800 James St & Collingwood Av	12/15/20	Complaint	Cert of Use - Food Store	x Business Closed	CU2016-0077 James Convenience Store
2800 James St & Collingwood Av	09/29/21	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
2800 James St & Collingwood Av	09/29/21	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
2800 James St & Collingwood Av	12/08/21	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
2800 James St & Collingwood Av	01/13/22	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
2800 James St & Collingwood Av	01/13/22	Violation	2020 PMCNYS - Section 107.1.4 - Unlawful Structures	Closed	
2800 James St & Collingwood Av	02/03/22	Violation	2020 FCNYS- - 607.3.3.1 - Inspection	Closed	
2800 James St & Collingwood Av	02/03/22	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Closed	
2800 James St & Collingwood Av	03/23/22	Violation	2020 FCNYS- - 907.1 - General	Closed	
2800 James St & Collingwood Av	03/23/22	Violation	2020 FCNYS - 906.2 - General Requirements	Closed	
2800 James St & Collingwood Av	03/24/22	Violation	Section 105.2 Building Permits	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2800 James St & Collingwood Av	06/14/22	Complaint	Certificate of Compliance	Open	2022-05686 Certificate of Compliance 4 Apts 2 Com
2800 James St & Collingwood Av	06/14/22	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Open	
2800 James St & Collingwood Av	09/30/22	Violation	2020 FCNYS - 1013.1 - Where Required	Closed	
2800 James St & Collingwood Av	09/30/22	Violation	2020 NYSFC Section 1008.1 - Means of egress illumination	Closed	
2800 James St & Collingwood Av	09/30/22	Violation	2020 PMCNYS - Section 702.1 - General	Closed	
2800 James St & Collingwood Av	09/30/22	Violation	2020 PMCNYS - Section 702.3 - Locked doors	Closed	
2800 James St & Collingwood Av	10/26/22	Completed Complaint	Fire Safety	Resolved	2022-08731 Rear exit stairwell has no emergency lighting, or emergency exit lights. Emergency exit door nas no panic hardware
2800 James St & Collingwood Av	10/27/22	Completed Complaint	Property Maintenance-Ext	Owner Compliance	2021-22491 Construction of a deck for new business. No permits for construction or electric. Non compliant ramp constructed not to ADA/ANSI requirements(very unsafe). Photo attached.
2800 James St & Collingwood Av	02/01/23	Completed Complaint	Property Maintenance-Int	Completed	2022-00253 Former tip a few tavern, converted to a dual occupancy one side mercantile and other side take out. no permits obtained examining the code issues with the use, but the property has inadequate fire alarm protection. Which is the citation that needs to be addressed quickly.
2800 James St & Collingwood Av	02/01/23	Completed Complaint	Smoke Alarm Certification	Completed	2021-23631 Smoke cert
2800 James St & Collingwood Av	02/14/23	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Closed	
2800 James St & Collingwood Av	02/14/23	Violation	Section 601 - General	Closed	
2800 James St & Collingwood Av	02/14/23	Violation	Section 604 - Electrical Equipment, Wiring and Hazards	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2800 James St & Collingwood Av	02/14/23	Violation	Section 605 - Electrical Equipment	Closed	
2800 James St & Collingwood Av	02/14/23	Violation	SPCC - Section 27-57 (a) (17) - Improper Extens. Cord Use	Closed	
2800 James St & Collingwood Av	02/14/23	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
2800 James St & Collingwood Av	02/14/23	Violation	SPCC - Section 27-57 (a) (6) - Number of Appliance Circuits	Closed	
2800 James St & Collingwood Av	03/17/23	Completed Complaint	Electrical Hazard	Completed	2023-00991 Electrical work without permit, Improper electrical installation
2800 James St & Collingwood Av	04/06/23	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
2800 James St & Collingwood Av	04/06/23	Violation	SPCC - Section 27-57 (a) (19) - Switch/Outlet is Damaged/ Unserviceable	Closed	
2800 James St & Collingwood Av	11/27/23	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
2800 James St & Collingwood Av	03/06/24	Completed Complaint	Smoke Alarm Certification	Completed	2023-07515
2800 James St & Collingwood Av	07/11/24	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
2800 James St & Collingwood Av	07/11/24	Violation	SGOC - Section 54-5(A) - Lead Abatement and Control Deteriorated Paint Violation - Exterior Residential	Closed	
2800 James St & Collingwood Av	11/01/24	Complaint	Cert of Use - Bar	Certificate: Admin	CU2024-0270 The Wedge
2800 James St & Collingwood Av	11/01/24	Complaint	Cert of Use - Food Store	Certificate: Admin	CU2024-0271 The Curd Nerd
2800 James St & Collingwood Av	11/12/24	Completed Complaint	Cert of Use - Restaurant	Admin-Closed	CU2023-0009 Kofta Burger
2800 James St & Collingwood Av	11/12/24	Completed Complaint	Cert of Use - Food Store	Admin-Closed	CU2022-0011 The Curd Nerd



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Skinner Group LLC
From: Haohui Pan, Zoning Planner
Date: 11/27/2024 10:25:24 AM
Re: SP - Restaurant SP-24-26
2800 James St & Collingwood Av, Syracuse, 13206

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	11/20/2024	Haohui Pan	Pending on CPC, common Council decision
Common Council	Pending	11/08/2024		
Planning Commission	Pending	11/08/2024		
Fire Prevention Bureau	Conditionally Approved	11/25/2024	Matthew Craner	All work must comply with applicable sections of the NYS Uniform Code.