



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-24-29</i>	<i>Staff Report – December 18, 2024</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	2430-50 James Street (Tax Map ID: 024.-19-02.0)
<i>Summary of Proposed Action:</i>	<p>The property owner is requesting permission to expand an existing business enterprise, to include cooking facilities, that is subsumed and governed by the “Food and Beverage, Retail” land use type. The adoption of “ReZone: the City of Syracuse Zoning Ordinance and Official Map”, promulgated new Zone Districts and within each Zone District, allowed land use types. The subject property is within the Neighborhood Center (MX-2) Zone District and “Food and Beverage, Retail” is permitted by Special Use Permit. Therefore, the property owner is required by law to apply for a Special Use Permit for the proposed business, in order to establish their business enterprise and to receive their Certificate of Use business license, regardless of whether the business has cooking facilities. The renewal of the business’s Certificate of Use and/or proposal of expanding the existing business’s operations to include cooking facilities, triggered the requirement for the Special Use Permit.</p> <p>The existing business enterprise is called “Food 4 Less” and operates Monday through Sunday from 7:00 AM to 12:00 AM. There is one primary structure on the property with a lot size of 22,392 SF (0.51 acres) and no proposed changes to the site. The gross floor area of the business enterprise is 2,665 SF with 2,000 SF of customer area.</p>
<i>Owner/Applicant</i>	93 NYRPT, LLC (Owner) Muamaar Alli Yahya (Applicant)
<i>Existing Zone District:</i>	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 Single-Unit Residential Zone District, R1 District.
<i>Companion Application(s)</i>	Minor Site Plan Review (MiSPR-24-98) to review the site and everything relating to circulation, placement of buildings, lighting, signage etc. because the gross floor area of the proposal is less than 10,000 SF, pursuant to ReZone, Art. 5, Sec. 5.4A
<i>Scope of Work:</i>	The scope of work includes: 1) installation of cooking equipment and a commercial kitchen hood; 2) installation of architectural louvers to screen the roof-mounted mechanical equipment; 3) installation of fencing around dumpster enclosure; 4) upgrades to interior plumbing and electrical equipment; 5) restriping parking spaces; 6) replacing the existing wheel stops with concrete filled bollards; 6) removal of the existing concrete barriers to provide ADA door clearance; 7) installation of two staple bike racks on a new concrete pad; and 8) repair and replacement of the cracked sidewalk along the Right-of-Way on both James St. and Forest Hill Dr.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The current business enterprise has been in operation since 2022 with no property maintenance code or building code violations. - The current tenant will remain as the operator of the business enterprise. - The property meets the on-site parking requirements pursuant to ReZOne, Art. 4, Sec. 4.4C. - A tobacco license was issued by the city in September of 2024. - This Special Use Permit Application request is compatible with the surrounding neighborhood because the subject property in continuing a similar land use type

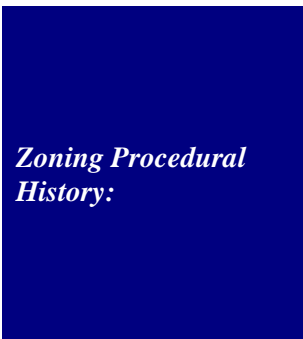


that has been on this property since at least 1965. The subject property is along the James Street commercial corridor and meets the intent of the MX-2 Zone District by offering goods to the residential zone district adjacent to the south.

- The impacts to the surrounding areas are being minimized to the maximum extent practicable, as demonstrated by the plans, that not only show appropriate screening of the roof-top mechanicals and dumpster enclosure, but also upgrades to the ROW and parking lot.
- The minimal changes to the structure and the site improvements preserve and enhance the existing streetscape thus not creating any visual impacts to community character.
- No impediments to future development along the James Street corridor or of the southern Residential Zone District have been identified as a result of the Special Use Permit request.
- The parcel has two entrances and exits for traffic flow, each located on a separate street which seem to create a greater potential for vehicular incidents with pedestrians. If the James street curb-cut was dedicated to the entrance of the site and the Forest Hill Drive was the exit of the site with adequate striping and signage, then the potential for vehicular incidences with pedestrian could be reduced.

Recommended conditions if approved

1. The applicant shall always possess a valid tobacco license and certificate of use.
2. Encroaching asphalt in the ROW is to be removed and replaced with concrete sidewalk.
3. Any damaged, cracked or broken flags are to be replaced in full.
4. Fixed vertical objects are required where parking stalls meet the ROW using concrete filled bollards or similar (no wheel stops) along James Street and Forest Hill Dr.
5. ADA complaint lead walk is required from the James Street and Forest Hill Dr sidewalks to/from the front entrance.
6. ADA parking stalls must include a compliant walkway to/from front entrance.
7. Bike parking is to be provided via 2 staple-style (no wave style) racks.
8. Customers or business operators shall not park on the public Right of Way at the front and side of the building.
9. The hours of operation shall be Monday through Sunday from 7am to 12am.
10. Pursuant to ReZone, Art. 5, Sec. 5.4, the property owner shall obtain all necessary building permits within one year after the date of approval.
11. Pursuant to ReZone, Art. 5, Sec. 5.4, the property owner shall meet all conditions within 18 months, or the approval shall become null and void.



Zoning Procedural History:

- 4/7/2005| AS-05-12 | Sign Waiver for additional signage | Closed Administratively
- 9/22/1980| AS-80-30 | Sign Waiver for additional signage | Approved with Conditions
- 11/12/1975| SP-75-25 | Special Use Permit for modifying existing gasoline service station | Approved
- 5/24/1969| SP-69-17 | Special Use Permit for modifying existing gasoline service station| Approved
- 11/15/1965| SP-65-06 | Special Use Permit for expanding an existing gasoline service station| Approved with Conditions

Summary of Zoning History:	The property situated at 2430-50 James St. has a long history of being utilized as a gas service station, which operated until the 1970s, and had three separate special use permits approved (SP-69-17, SP-75-25, and SP-65-06) which modified the conditions of the existing gas station (Sunoco), such as adding extra gas pumps and self-service. In 1980 it was converted into a convenience store (Wilson Farms), at which time the store applied for a sign waiver to allow 8 total signs on the property, which was approved with conditions. Another sign waiver was applied for in 2005 by the same business but was closed administratively since the signage on the property was approved in 1980 with the prior sign waiver.
Code Enforcement History:	See attached code enforcement history
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing property characteristics:</u> The subject property at 2430-50 James St. is a regularly shaped corner parcel with a total lot size of 22,392 SF (0.51 acres). The property is improved by a one-story brick commercial building totaling 2,665 SF (0.6 acres), and impermeable surface which covers 12,208 SF (0.28 acres). The remaining square footage of the lot consists of permeable surface.</p> <p>The property has two primary street frontages, with 144.45 FT of frontage along James Street and 155 SF of frontage along Forest Hill Dr.; the western property line borders 155 FT along the property line of 2400-10 James St & Stafford Ave; the southern rear property line borders 144.45 FT along the property line of 116 Forest Hill Dr.</p>
SEQR Determination:	Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.
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: “Part of Lots 38,39 & 40-Block 2014-Eastwood Heights Tract, City of Syracuse, County of Onondaga and State of New York”; Stamped and Signed by Licensed Land Surveyor: Gary Ensign Cottrell.; Dated: 4/02/2024; Scale: 1”=30’.
- Floor Plan- Special Use Permit Food & Beverage Retail 2450 James Street (Sheet A-1), Syracuse, NY. Drawn by State of New York registered Architect: Bill Pitcher; Scale: As Noted; Date: 4/22/2024
- Site Plans- Special Use Permit Food & Beverage Retail 2450 James Street (Sheets S101 & L-1) Drawn by State of New York registered Architect: Bill Pitcher; Scale: As Noted; Dated: 5/29/2024
- Schematics for Rooftop Framing System for Louvered Equipment Systems

Attachments:

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

Context Maps:

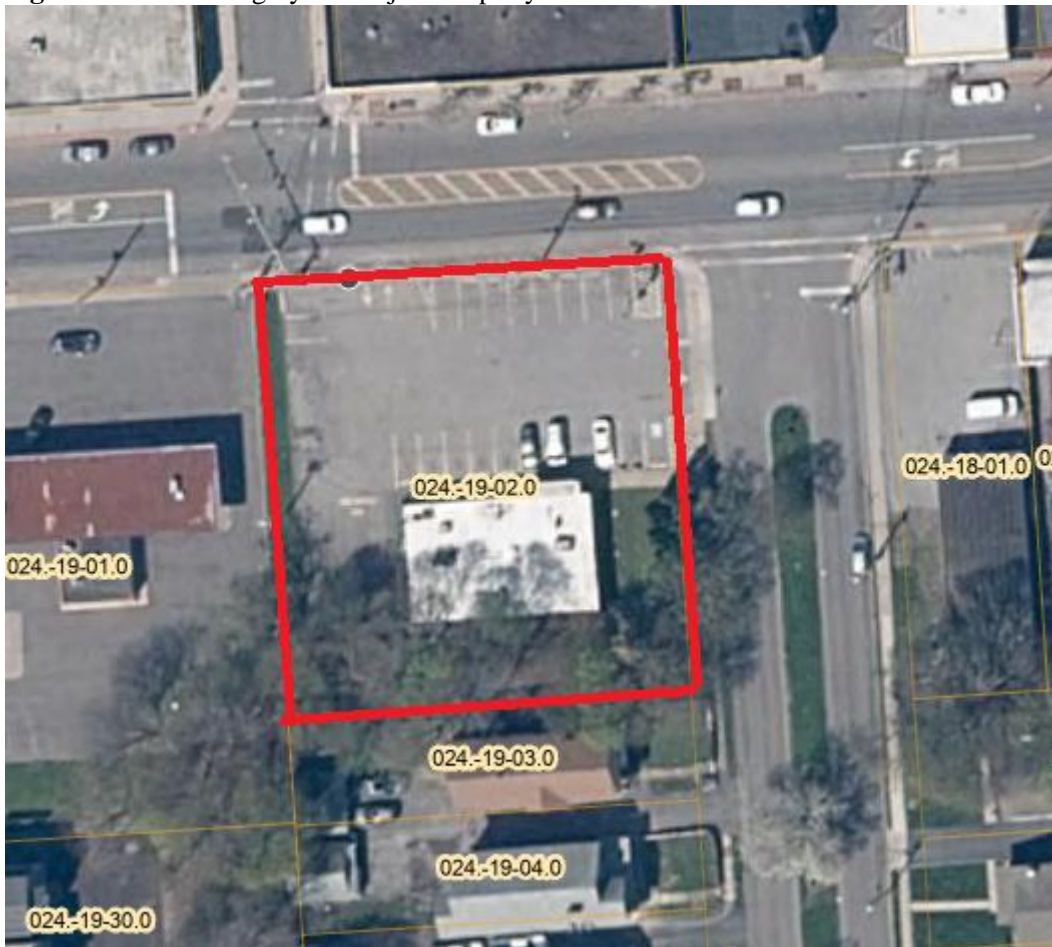
Figure 1: Zone District of Subject Property



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@syr.gov.net

Special Use Permit Application

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

General Project Information

Business/project name: FOOD 4 LESS, INC.		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 2430-50 James St & Forest Hill Dr, Syracuse, NY		
Lot numbers: 024.-19-02.0	Block number:	Lot size (sq. ft.) 22,390
Current use of property: commercial, retail	Proposed: same	
Current number of dwelling units (if applicable): none	Proposed: same	
Current hours of operation (if applicable): daily, 7am to midnight	Proposed: same	
Current onsite parking (if applicable): 19	Proposed: same	
Zoning (base and any overlay) of property: MX-2, Food and Beverage Retail		
Companion zoning applications (if applicable, list any related zoning applications): n.a.		
Has the owner obtained a certificate of use: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size:	Type:	Location:
Size:	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary): Interior renovations: installation of cooking equipment and commercial kitchen hood system.		

Owner/Owner's Agent Certification

<i>By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.</i>	
Print owner name: 93 NYRPT, LLC c/o James A. Boglioli Esq	
Signature:	Date: 04-26-2021
Mailing address: 570 Delaware Avenue, Buffalo, NY 14202	
(The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)	


617.20
Appendix B
Short Environmental Assessment Form

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: FOOD 4 LESS, INC			
Project Location (describe, and attach a location map): 2430-50 James St & Forest Hill Dr, Syracuse, NY			
Brief Description of Proposed Action: Interior renovations: new cooking equipment and commercial kitchen hood.			
Name of Applicant or Sponsor: 93 NYRPT, LLC		Telephone: +13153953513	
		E-Mail: muaamaralii@yahoo.com	
Address: 2430-50 james st			
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse, building permit and grant application		NO <input type="checkbox"/>	YES <input checked="" 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, adjoining and near the proposed action. <input checked="" 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			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____	Date: 11/19/24	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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 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.
_____	_____
Name of Lead Agency	Date
_____	_____
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

PROPOSED MODIFICATIONS

1. INSTALL NEW PIZZA OVEN
2. INSTALL NEW FAT FRYERS
3. INSTALL NEW FLAT GRILL
4. INSTALL NEW COMMERCIAL KITCHEN HOOD, MAKE-UP AIR ON ROOF, AND ANSEL FIRE SYSTEM
5. INSTALL NEW HAND SINK

ALL OTHER ITEMS SHOWN ARE EXISTING EQUIPMENT AND SYSTEMS.

NYS EXISTING BUILDING CODE 2020

ALTERATIONS - LEVEL 2 "INSTALLATION OF ADDITIONAL EQUIPMENT (COMMERCIAL HOOD AND COOKING) WORK AREA METHOD.
 EXISTING OCCUPANCY - GROUP M
 EXTERIOR WALLS CONCRETE BLOCK - MIN 2-HOURS
 CONSTRUCTION TYPE III B - MASONRY & STEEL ROOF DECK
 BUILDING: 2,665 GSF

EB-1011.4: M--B = LOWER, EXISTING = OK
 EB-1011.5: M--B = LOWER, EXISTING = OK
 EB-1011.6: M--B = LOWER, EXISTING = OK
 F903-SPRINKLERS: "B" = NONE
 "M" AT LESS THAN 12000SF = NONE
 F907-SMOKE & ALARMS: "B" AT LESS THAN 100 PEOPLE = NONE
 "M" LESS THAN 500 PEOPLE = NONE.

CHANGE OF OCCUPANCY BY NYS TECH BULLITEN 2010-01: WORK AREA IS "GROUP B"

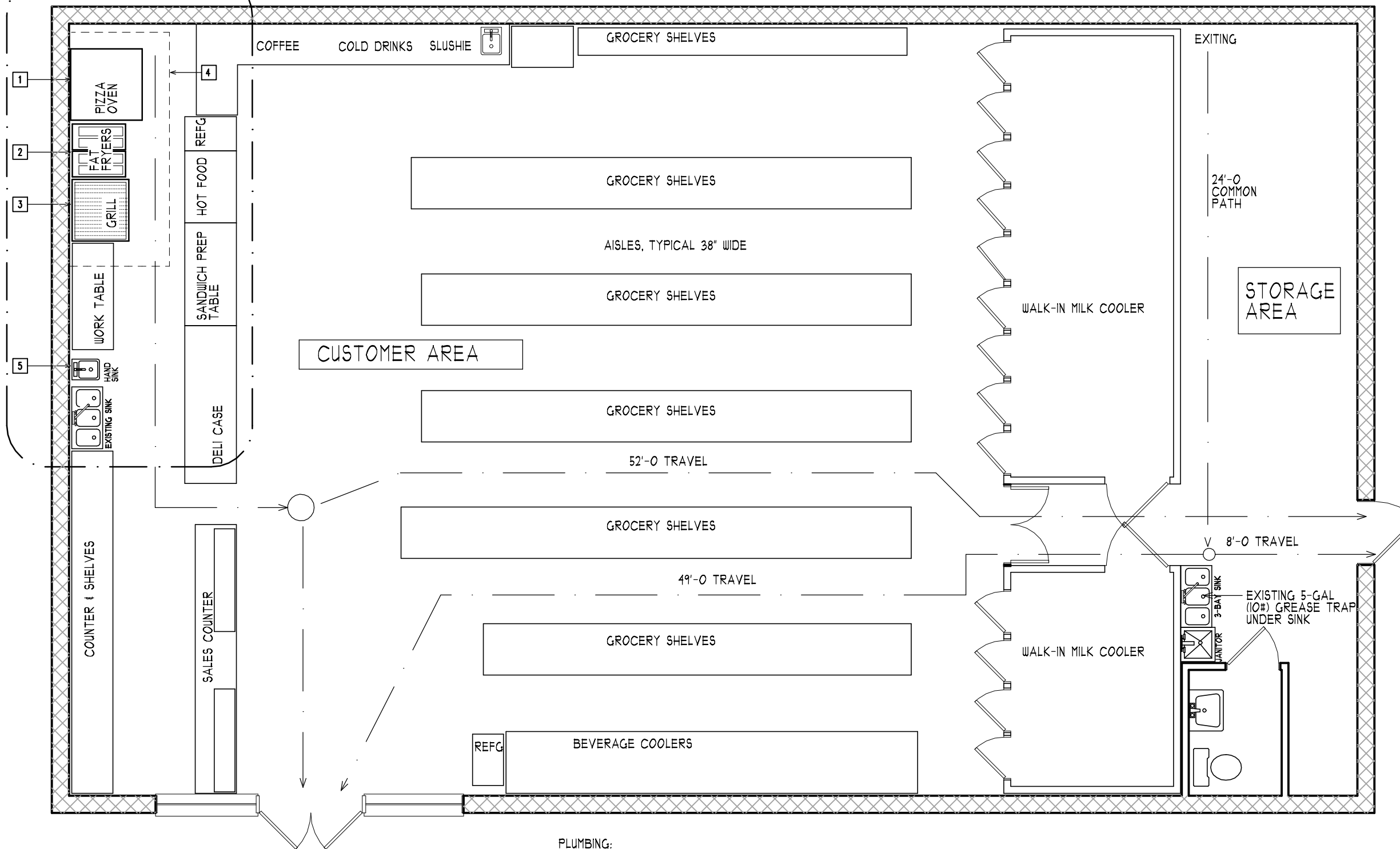
SEPARATION BETWEEN GROUPS B & M = ZERO HOURS.

MAX. EXIT TRAVEL DISTANCE GROUPS B & M: LESS THAN 200FT

P403.2: SINGLE UNISEX PERMITTED GROUP M LESS THAN 100 PEOPLE AND GROUP B LESS THAN 100.

AT "B": 160 SF / 150 SF = 2 PEOPLE
 AT "M": 2505 / 60 SF = 42 PEOPLE

WORK AREA LIMITS (≠ ROOF OF 1/L-1)



PROGRESS PRINT
NOT FOR CONSTRUCTION

No modifications shall be made to these drawings except as provided by N.Y.S. Education Law.

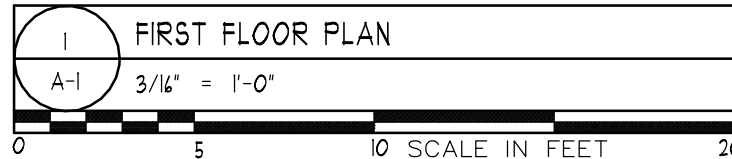
JOB#: 224-16
 4-22-2024

124 Feigel Avenue
 Syracuse, N.Y. 13203
PITCHER architect PLLC
 315.474.1219

SPECIAL PERMIT
 FOOD & BEVERAGE RETAIL
 2450 JAMES STREET
 SYRACUSE, NY
 ©Pitcher Architect pllc, 2023. All rights reserved. Drawings are instruments of service and remain the property of the Architect.

FLOOR PLAN & NOTES
A-1

- PLUMBING:**
1. SIZE OF GREASE TRAP TO BE DETERMINED BY ONON.CO.PLUMBING.
 2. PLUMBER SHALL LOCATE EXISTING SANITARY SEWER LINE(S). IF EXISTING "B" SINK CONNECTS TO SEWER LINE OF RESTROOM, MODIFY SINK DRAIN TO NEW GREASE TRAP WITH DISCHARGE TO EXISTING SANITARY SEWER. DO SAME FOR EXISTING JANITOR SINK.
 3. PROVIDE NEW RPZ BACKFLOW VALVE.

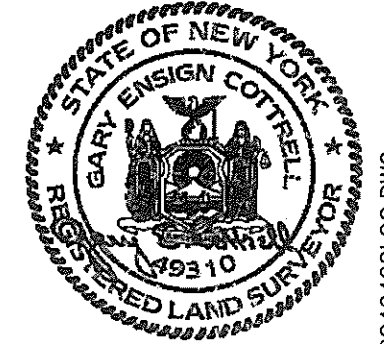
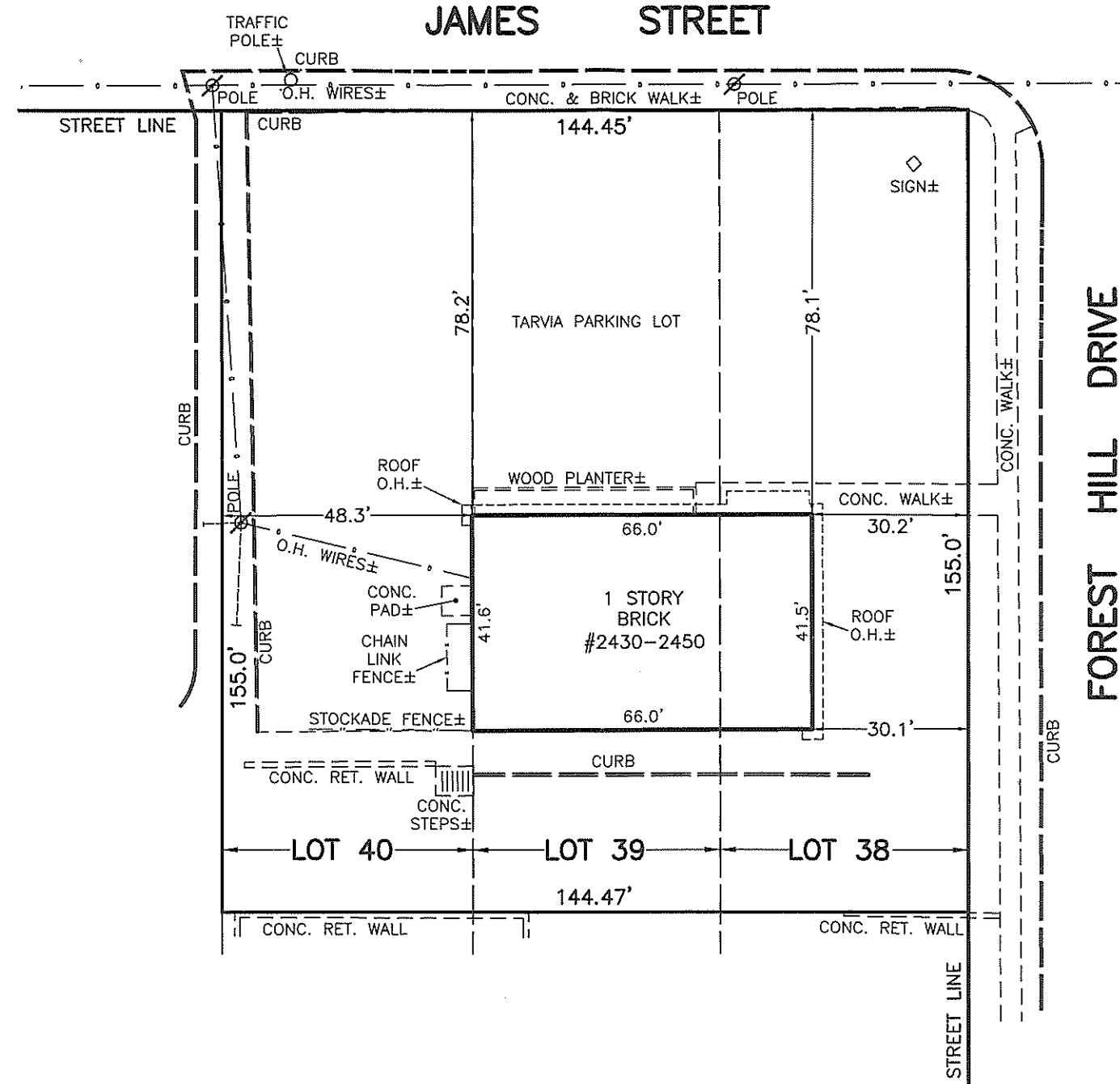
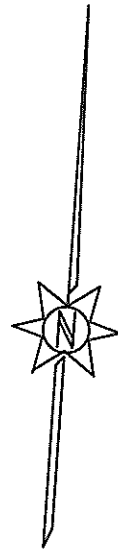


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THE UNDERSIGNED CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 04-02-2024 MAPS WITHOUT SIGNER'S EMBOSSED SEAL ARE UNCERTIFIED COPIES ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.

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No. 2430-2450 JAMES STREET

**PART OF LOTS 38, 39 & 40 - BLOCK 2014 - EASTWOOD HEIGHTS TRACT
CITY OF SYRACUSE - ONONDAGA COUNTY, NEW YORK**

SCALE: 1" = 30'
APRIL 2, 2024

COTTRELL LAND SURVEYORS, PC.
7308 STATE RTE 173, MANLIUS, NY 13104
(315)682-8121, WWW.COTTRELLSURVEYORS.COM

I.D: 24-19-2
FILE:
B/P: 419/154

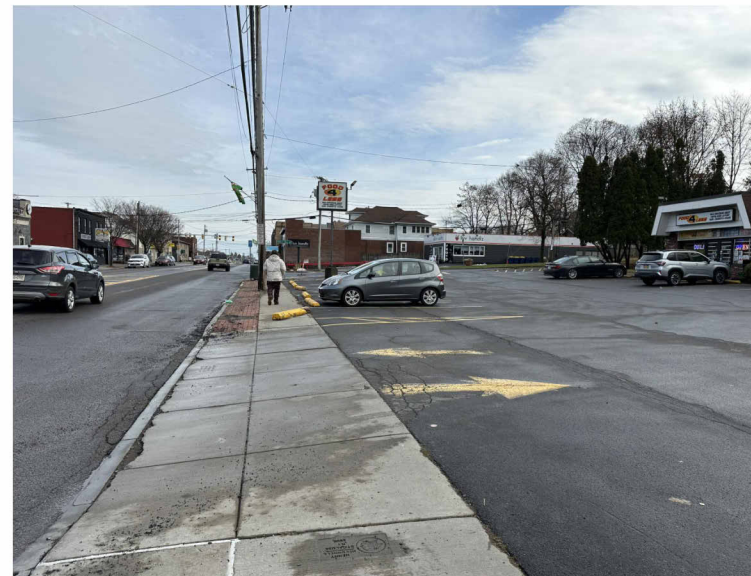
JAMES \$2430-50 L38,39,40 B2014 EASTWOOD HTS SYR #24-19-2 {JAMESHC.} (ADD) @20240402LOC.DWG



EXISTING ADA PARKING ACCESS.



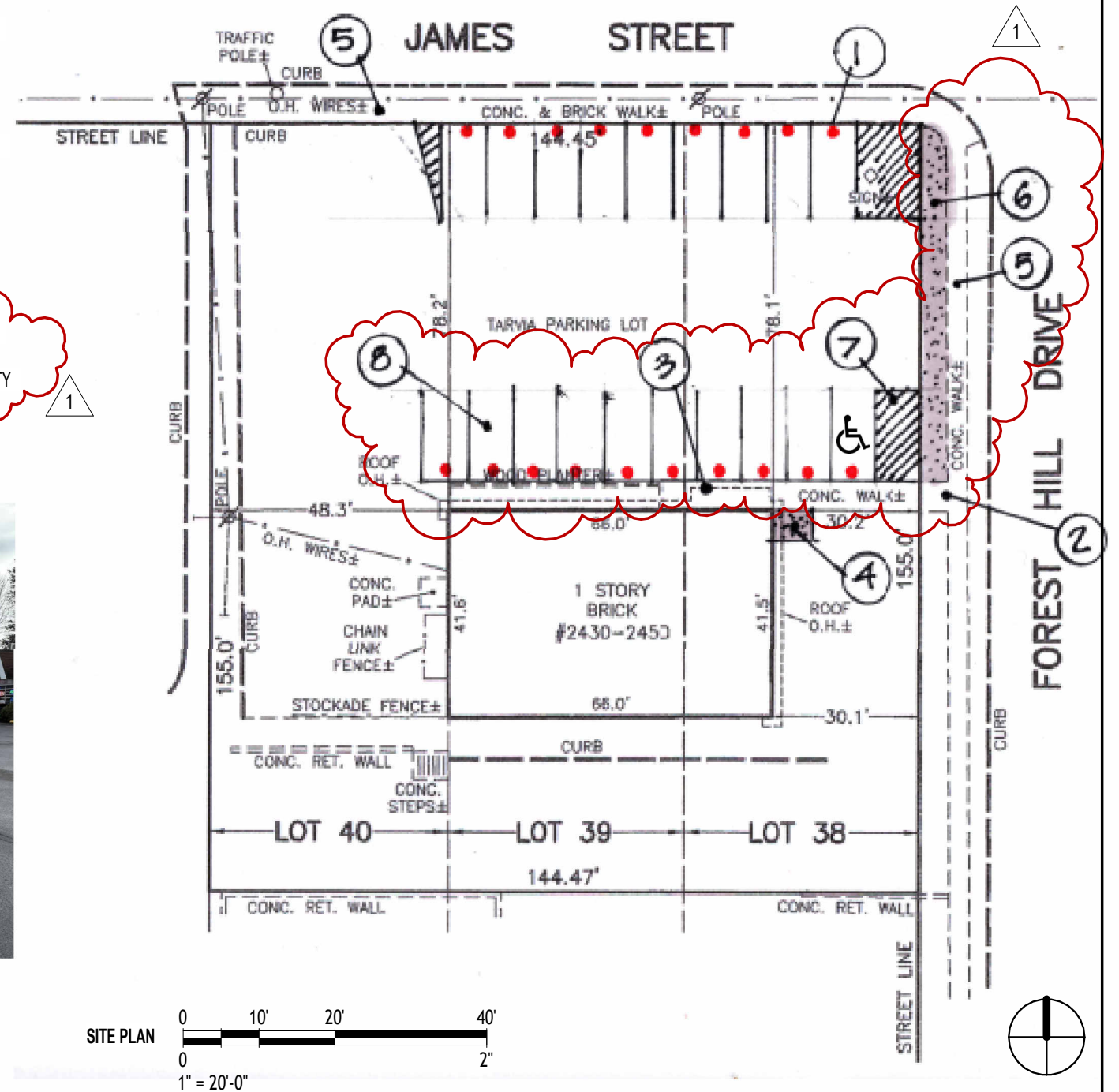
EXISTING ACCESS FROM FOREST HILL DRIVE



EXISTING ACCESS FROM JAMES STREET.

NOTES:

1. REPLACE EXISTING WHEEL STOPS WITH CONCRETE FILLED BOLLARDS AS REQUIRED ON ALL PARKING STALLS ON JAMES STREET AND FOREST HILL DR. AND IN FRONT OF EXISTING ENTRANCE AND ADA WALK FROM FOREST HILL DRIVE. BOLLARDS IN FRONT OF BUILDING PLANTER ARE OPTIONAL (TBD). BOLLARDS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS.
2. EXISTING WHEEL CHAIR ACCESS. EXISTING ACCESS SLOPE SHALL BE 1:12 MAXIMUM. MODIFY EXISTING PAVEMENT AND SIDE WALK TO COMPLY (VIF).
3. REMOVE EXISTING CONCRETE BARRIERS TO PROVIDE ADA DOOR CLEARANCE.
4. PROVIDE 2 STAPLE STYLE BIKE PARKING OVER NEWLY INSTALLED CONCRETE PAD. CONTRACTOR SHALL VERIFY WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS PRIOR TO CONSTRUCTION.
5. REPAIR AND REPLACE EXISTING BROKEN SIDEWALK (VIF)
6. REMOVE EXISTING ASPHALT AREA IN R.O.W AND REPLACE WITH CONCRETE SIDEWALK.
7. RE-STRIPE WHEELCHAIR ACCESS AREA, MODIFY EXISTING SLOPE AS REQUIRED TO COMPLY WITH ACCESSIBLE REQUIREMENT. SLOPE SHALL BE MAXIMUM 1:12.
8. RE-STRIPE ALL PARKING STALLS ALONG THE EXISTING BUILDING FROM THE SOUTH PROPERTY LINE (FOREST HILL DRIVE).



THE ORIGINAL SURVEY PROVIDED BY COTTRELL LAND SURVEYORS, P.C, DATED 04-02-2024.
 ADDITIONAL SITE INFORMATION PROVIDED BY MT+STUDIO. ALL DIMENSION ARE APPROXIMATE.



SITE PLAN
FOOD 4 LESS
 2430-2450 JAMES STREET & FOREST HILL DR.
 SYRACUSE, NY 13210

CHECKED BY:	REV	DATE	DESCRIPTION
MQL	1	12-12-2024	REVISED SITE PLAN

PROJECT NUMBER: 241210
 DRAWN BY: MQL
 DATE: 241210
 ISSUED FOR: REVIEW
 SHEET NUMBER:
S101

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- L-1 SITE PLAN & ZONING
- L-2 SURVEY
- A-1 FLOOR PLAN
- A-2 ELEVATION & SIGNS

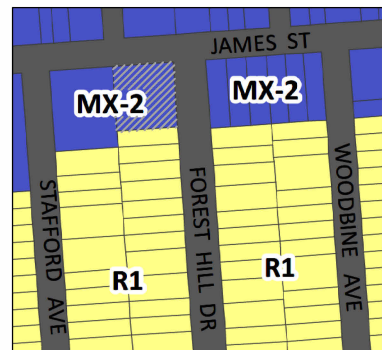
2430-2450 JAMES ST & FOREST HILL DR.
SYRACUSE, NY

TAX ID: 024-19-02.0

LAND: 22,390 SF (51.4 ACRES)

BUILDING: 2,665 GSF

ZONE: MX-2



USE: FOOD & BEVERAGE, RETAIL
BY SPECIAL PERMIT

PROPOSED CHANGES: IN AN
EXISTING GROCERY STORE,
INSTALL COOKING EQUIPMENT
AND COMMERCIAL HOOD TO
PREPARE TAKE-OUT FOOD.

BUILDING = 2,265 GROSS SF

PARKING:

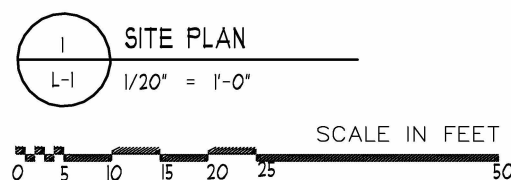
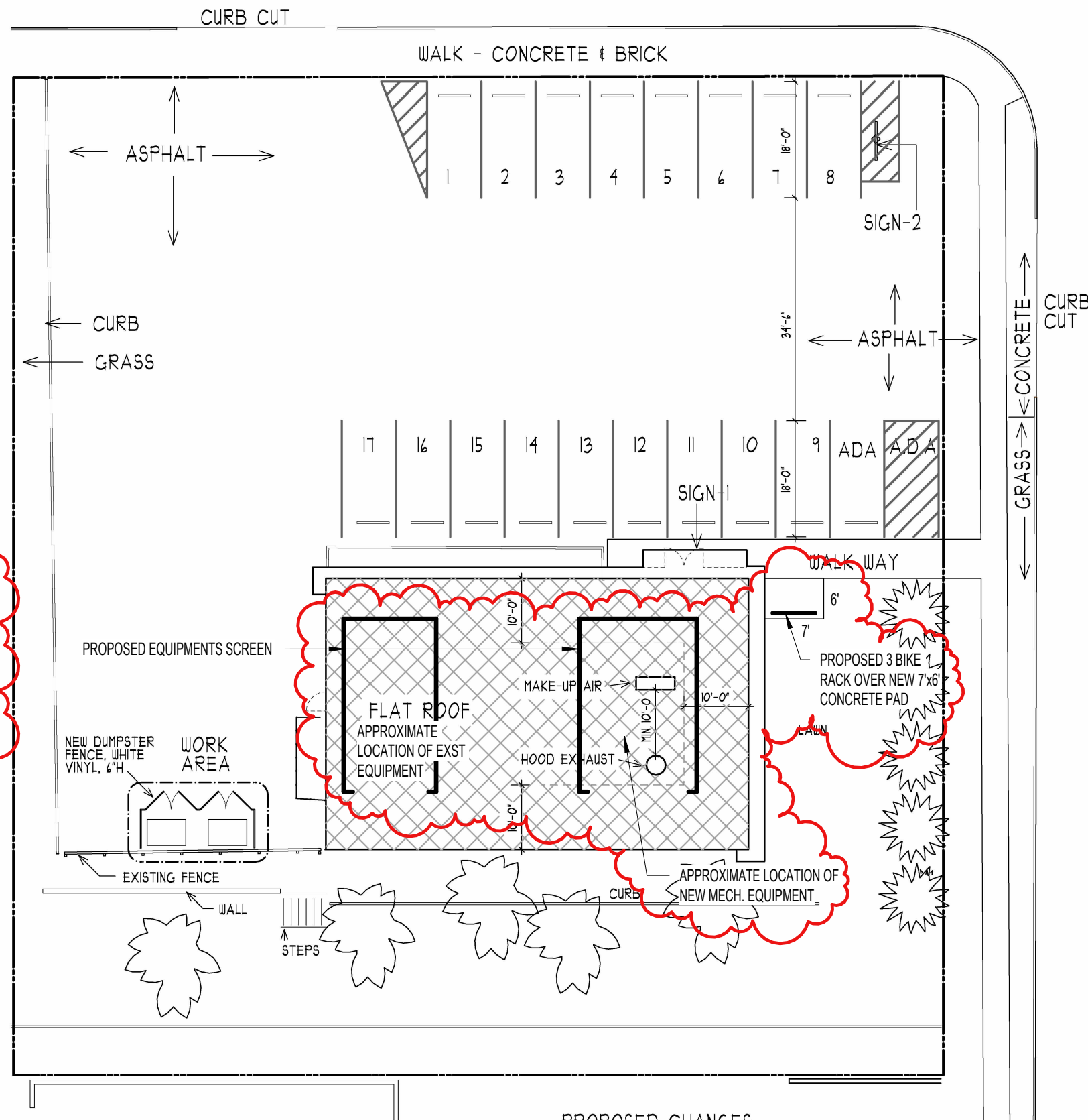
USE	AREA	RATE	PARKING
FOOD&BEV RETAIL	168 SF	200SF	1 SPACE
GEN RETAIL	1000SF	300SF	7 SPACES
			8 SPACES

[IF WHOLE BLDG = F&B RETAIL: 2265/200 = 12 SPACES]

PROVIDED: 11 SPACES + 1 ADA SPACE

NOTE:

- ROOF EQUIPMENT SCREENS SHALL BE ARCHITECTURAL LOUVERS OR EQUAL. CONTRACTOR SHALL VERIFY MOUNTING METHOD WITH OWNER.
- ROOF EQUIPMENT SCREENS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATION AND INSTRUCTIONS.
- LOCATIONS AND DIMENSIONS OF SCREENS SHALL BE VERIFIED IN FIELD AND CONFIRMED TO MEET ZONING REQUIREMENTS.



PROPOSED CHANGES:

1. NEW DUMPSTER FENCE
2. ROOF TOP FAN EXHAUST AND MAKE-UP AIR FOR COMMERCIAL KITCHEN HOOD.
3. INTERIOR PLUMBING, ELECTRIC, AND EQUIPMENT CHANGES.
4. REPAIR PARKING STRIPES

PROGRESS
PRINT

NOT FOR
CONSTRUCTION

No modifications shall be made to these drawings
except as provided by N.Y.S. Education Law.

JOB#: 224-16
5-29-2024

124 Feigel Avenue
Syracuse, N.Y. 13203

PITCHER architect PLLC

315.474.1219

SPECIAL PERMIT
FOOD & BEVERAGE RETAIL
2450 JAMES STREET
SYRACUSE, NY

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instruments of service and remain the property of the Architect.

ZONING
SITE PLAN
&
NOTES

L-1

STURDISTRICT ROOFTOP FRAMING SYSTEM FOR LOUVERED EQUIPMENT SCREENS

MIN. LOUVER HEIGHT 24"
MAX. LOUVER HEIGHT 96"

POSTS AND GIRTS - 3' X 3' MODULAR
ALUMINUM TUBE FRAMING

KICKER AND RACKING BRACES - 1-1/2" X
1-1/2" MODULAR ALUMINUM TUBE FRAMING

FASTENERS - STAINLESS STEEL TEK SCREWS,
5/16" CARRIAGE BOLTS, NUTS, AND WASHERS

DESIGNED FOR 30 PSF WIND LOAD

POSTS SPACED AT 96" MAX. ON CENTER

GIRTS SPACED AT 60" MAX. ON CENTER

OPTIONS:

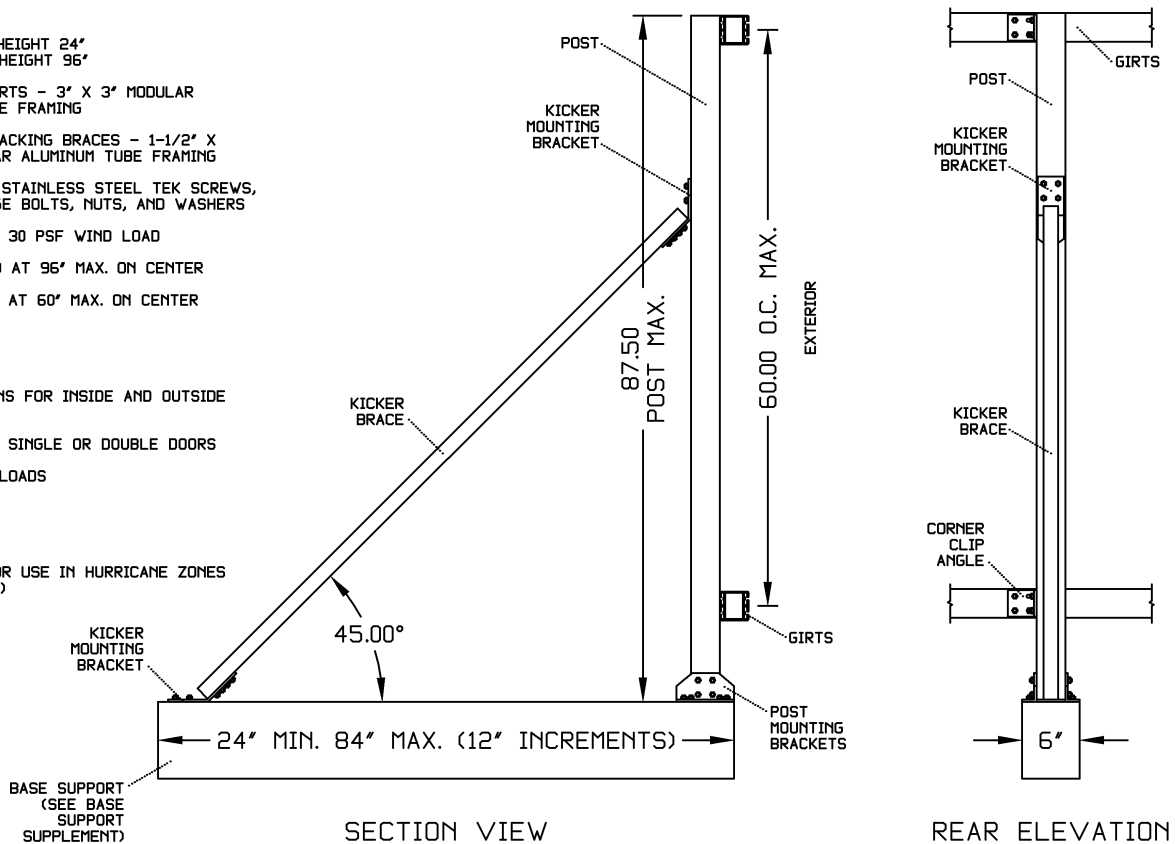
CONFIGURATIONS FOR INSIDE AND OUTSIDE
CORNERS

OPENINGS FOR SINGLE OR DOUBLE DOORS

HIGHER WIND LOADS

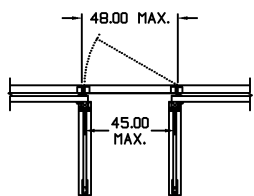
NOTE:

NOT RATED FOR USE IN HURRICANE ZONES
(FLORIDA, ETC)



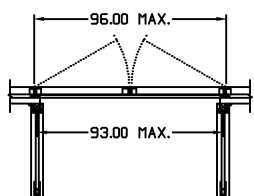
DOOR OPENINGS

PLAN VIEW



SINGLE DOORS

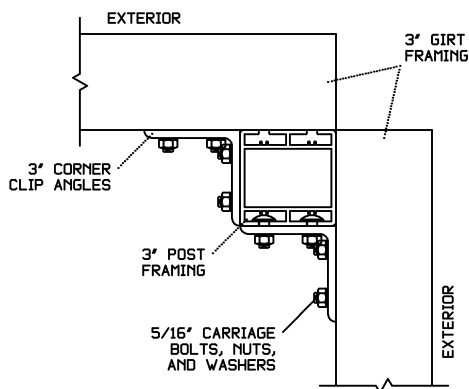
PLAN VIEW



DOUBLE DOORS

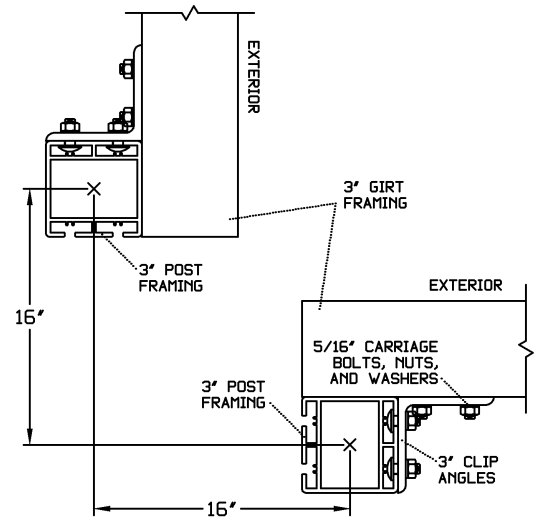
OUTSIDE CORNER

PLAN VIEW



INSIDE CORNER

PLAN VIEW



**ARCHITECTURAL
L·O·U·V·E·R·S**

266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT

CONTRACTOR

ARCHITECT

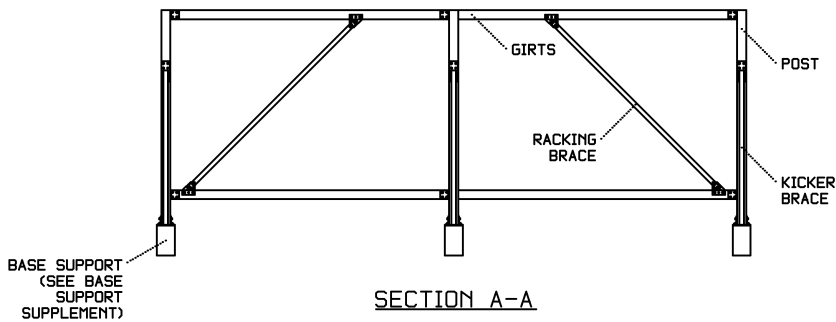
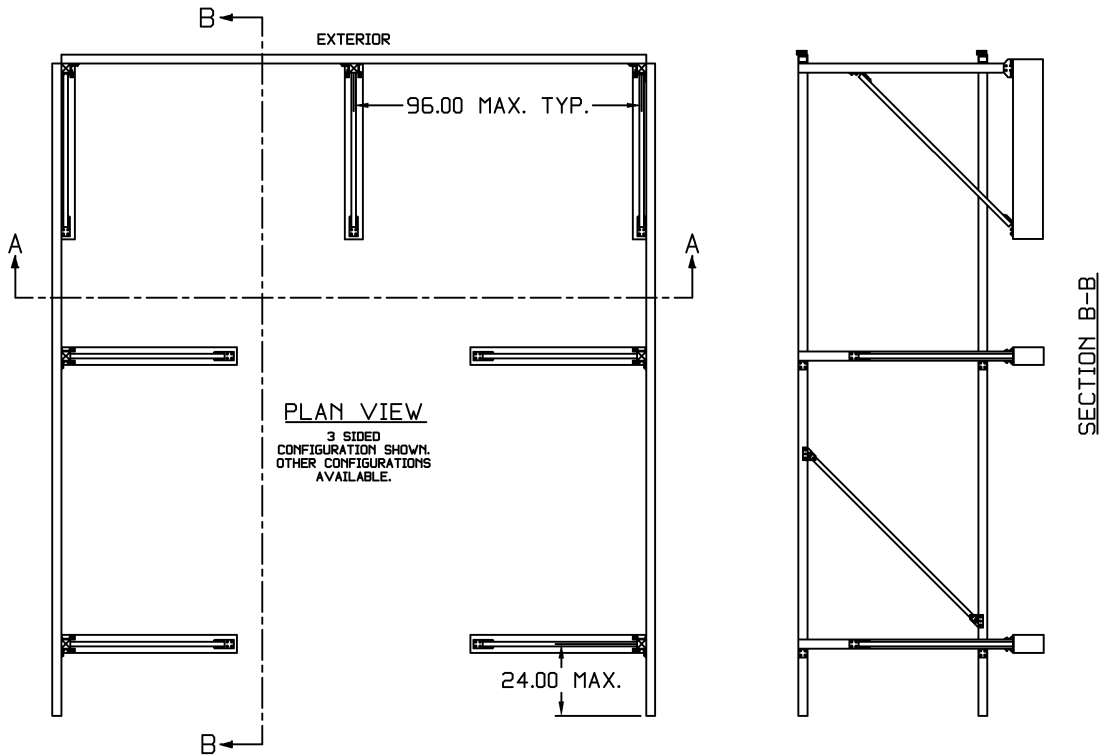
DRAWN BY:
JRR

DATE:
05/2018

DRAWING TYPE:
TECHNICAL SHEET

DRAWING TITLE:
SFS

STURDISTRICT ROOFTOP FRAMING SYSTEM FOR LOUVERED EQUIPMENT SCREENS



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ARCHITECT

DRAWN BY:
JRR

DATE:
05/2018

DRAWING TYPE:
TECHNICAL SHEET

DRAWING TITLE:
SFS

ROOF MOUNTED BASE SUPPORTS FOR STURDISTRICT FRAMING SYSTEM

FOOT AND EXTENSION: 0.080" THICKNESS
WELDED ALUMINUM

WOOD NAILER: 2 X 6 NOMINAL WOOD

TOP CAP: 0.14" THICKNESS X 6" WIDE EXTRUDED
ALUMINUM (SLOTTED)

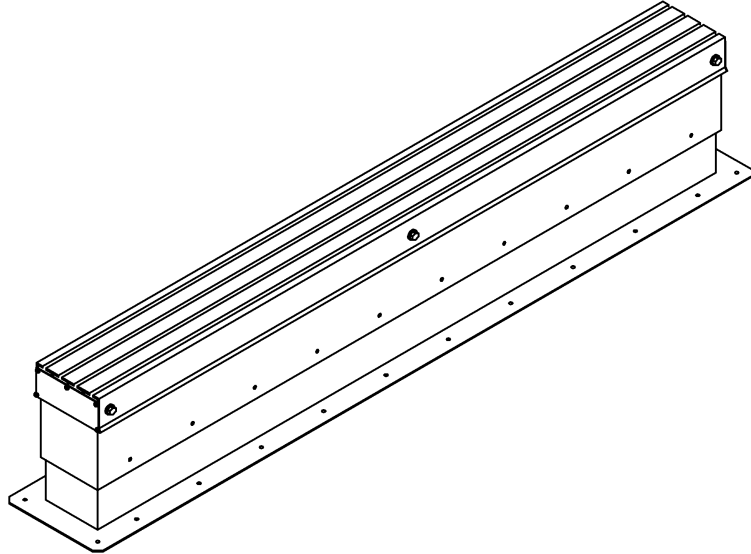
ASSEMBLY FASTENERS: STAINLESS STEEL

MODEL FBS10:
ADJUSTABLE HEIGHT FROM 10' TO 16'

MODEL FBS16:
ADJUSTABLE HEIGHT FROM 16' TO 24'

OPTIONS:

LENGTHS FROM 24' TO 84' (12' INCREMENTS)
SIZED TO FIT ROOF FRAMING SYSTEM



MODEL	MIN HEIGHT	MAX HEIGHT	SECTION DETAIL
FBS10	<p>10.00 MIN.</p>	<p>15.00 MAX.</p>	<p style="text-align: right;">SECTION VIEW</p>
FBS16	<p>16.00 MIN.</p>	<p>24.00 MAX.</p>	

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PROJECT

CONTRACTOR

ARCHITECT

DRAWN BY:
JRR

DATE:
05/2018

DRAWING TYPE:
TECHNICAL SHEET

DRAWING TITLE:
FBS

Local Tobacco Retail License

License # TL-2024-0002

Issued: 2024-09-24

Expiration Date: 2025-09-24

This Tobacco Retail License is granted to: **Food 4 Less Inc**
2430-50 James St
Syracuse, NY 13206

This Tobacco Retail License is granted pursuant to Chapter 9, Article 16 of the Revised General Ordinances of the City of Syracuse. This Tobacco Retail License permits the sale of Covered Products -- as defined in Section 16-2 of Chapter 9, Article 16 of the Revised General Ordinances of the City of Syracuse -- at the above-referenced address only. This Tobacco Retail License is not intended to grant any property interest to the holder of this Tobacco Retail License. **An Application to renew this Tobacco Retail License must be submitted *no later* than sixty (60) days prior to the expiration date listed above.**

This Tobacco Retail License is **non-transferable** except as allowed by Section 16-10 of Chapter 9, Article 16 of the Revised General Ordinances of the City of Syracuse.

Display where visible to public

Project:	SP-24-29
Date:	12/18/2024

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

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

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

Project:	SP-24-29
Date:	12/18/2024

Short Environmental Assessment Form Part 3 Determination of Significance

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

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse City Planning Commission <hr/> Name of Lead Agency	12/18/2024 <hr/> Date
Steven Kulick <hr/> Print or Type Name of Responsible Officer in Lead Agency	Chairperson <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

City of Syracuse
Parcel History
 01/01/1900 - 12/12/2024
 Tax Map #: 024.-19-02.0
 Owners: 93 NYRPT, LLC
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
2430-50 James St & Forest Hill Dr	11/15/65	Project	SP - Gas. Service Station	Approved with	SP-65-06 Expansion of gasoline service station. (Cond. on a re-sub.) aka 2430-50 James St & Forest Hill Dr
2430-50 James St & Forest Hill Dr	05/24/69	Project	SP - Gas. Service Station	Approved	SP-69-17 Modernization of existing service station (Shell) aka 2430-50 James St & Forest Hill Dr
2430-50 James St & Forest Hill Dr	11/12/75	Project	SP - Gas. Service Station	Approved	SP-75-25 Self-service gasoline pump. aka 2430-50 James St & Forest Hill Dr
2430-50 James St & Forest Hill Dr	09/22/80	Project	Sign Waiver	Approved with	AS-80-030 Waiver of number. aka 2430-50 James St & Forest Hill Dr
2430-50 James St & Forest Hill Dr	04/07/05	Project	Sign Waiver	Closed	AS-05-12 WAIVER OF NUMBER (WILSON FARMS)
2430-50 James St & Forest Hill Dr	06/11/12	Completed Complaint	Yard Waste	Completed	2012-12698 I noticed tree debris next to the Wilson Farms sidewalk on the Forst Hill Drive side of the property on my way to get the paper this morning. I wanted to make sure this gets picked up during the upcoming Quadrant pickup.
2430-50 James St & Forest Hill Dr	07/17/12	Permit Application	Com. Reno/Rem/Chg Occ	Issued	07441 Interior alterations of type VB construction for type M occupancy as per attached plans dated 7-5-12 for 7-Eleven store. Separate permits are required for Electrical, HVAC, Plumbing, and Signage. Contractors shall follow the construction safe-guards of NYSEBC, & NYSFC Chapter 14.
2430-50 James St & Forest Hill Dr	07/23/12	Inspection	Inspector Notification	N/A	
2430-50 James St & Forest Hill Dr	08/03/12	Permit Application	Electric	Issued	07760
2430-50 James St & Forest Hill Dr	08/07/12	Permit Application	HVAC/Mechanical	Issued	07896
2430-50 James St & Forest Hill Dr	08/07/12	Inspection	Initial Inspection	In Progress	
2430-50 James St & Forest Hill Dr	08/07/12	Inspection	Rough-In Wiring Before Enclosing	Pass	
2430-50 James St & Forest Hill Dr	08/07/12	Inspection	Initial Inspection	In Progress	
2430-50 James St & Forest Hill Dr	08/07/12	Inspection	Progress Inspection	In Progress	
2430-50 James St & Forest Hill Dr	08/16/12	Inspection	Final Inspection	Pass	
2430-50 James St & Forest Hill Dr	08/21/12	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2430-50 James St & Forest Hill Dr	08/31/12	Permit Application	Security Alarm	Issued	08263 Security
2430-50 James St & Forest Hill Dr	09/04/12	Inspection	Initial Inspection	Pass	
2430-50 James St & Forest Hill Dr	09/04/12	Completed Permit	Security Alarm	Certificate Issued	08263 Security Certificate of Completion #08263
2430-50 James St & Forest Hill Dr	09/05/12	Inspection	Progress Inspection	Pass	
2430-50 James St & Forest Hill Dr	09/10/12	Completed Permit	HVAC/Mechanical	Certificate Issued	07896 Certificate of Completion #07896
2430-50 James St & Forest Hill Dr	09/25/12	Inspection	Progress Inspection	In Progress	
2430-50 James St & Forest Hill Dr	10/09/12	Permit Application	Sign	Issued	08730 Sign for 7-Eleven.
2430-50 James St & Forest Hill Dr	10/12/12	Inspection	Inspector Notification	No Progress	
2430-50 James St & Forest Hill Dr	10/29/12	Completed Permit	Electric	Certificate Issued	07760 Certificate of Completion #07760
2430-50 James St & Forest Hill Dr	10/29/12	Inspection	Progress Inspection	Pass	
2430-50 James St & Forest Hill Dr	10/31/12	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	07441 Interior alterations of type VB construction for type M occupancy as per attached plans dated 7-5-12 for 7-Eleven store. Separate permits are required for Electrical, HVAC, Plumbing, and Signage. Contractors shall follow the construction safe-guards of NYSEBC, & NYSFC Chapter 14. Certificate of Completion #07441
2430-50 James St & Forest Hill Dr	03/19/13	Inspection	Final Inspection	Pass	
2430-50 James St & Forest Hill Dr	03/21/13	Completed Permit	Sign	Certificate Issued	08730 Sign for 7-Eleven. Certificate of Completion #08730
2430-50 James St & Forest Hill Dr	08/11/16	Completed Complaint	Tree Trimming Request	Completed	2015-23934 The property has large trees at the rear of the building that have overgrown and are touching my home. My insurance company is canceling my coverage due to the trees touching my home. The tenants of the building have refused to work with me on a local level. I have tried on several occasions to work with the Property Manager, Benderson Development Co, however they refuse to return my phone calls. I am afraid the trees are causing or will cause damage to my home in the event of a storm or over time as the growth could destroy shingles/siding.
2430-50 James St & Forest Hill Dr	08/29/17	Completed Complaint	Overgrowth: Private, Occ	Completed	2017-24349 behind 7-11 overgrowth with a worn down path needs cutting back..
2430-50 James St & Forest Hill Dr	08/29/17	Inspection	Complaint Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2430-50 James St & Forest Hill Dr	04/11/22	Inspection	Complaint Inspection	Fail	
2430-50 James St & Forest Hill Dr	04/11/22	Violation	2020 PMCNYS - Section 308.1 - Accumulation of rubbish or garbage	Closed	
2430-50 James St & Forest Hill Dr	04/18/22	Inspection	Complaint Re-Inspection	No Progress	
2430-50 James St & Forest Hill Dr	04/29/22	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
2430-50 James St & Forest Hill Dr	04/29/22	Inspection	Complaint Inspection	Fail	
2430-50 James St & Forest Hill Dr	05/02/22	Inspection	Complaint Inspection	Fail	
2430-50 James St & Forest Hill Dr	05/06/22	Inspection	Complaint Inspection	No Progress	
2430-50 James St & Forest Hill Dr	05/09/22	Inspection	Complaint Inspection	No Progress	
2430-50 James St & Forest Hill Dr	05/11/22	Inspection	Complaint Re-Inspection	Vacant & Secured	
2430-50 James St & Forest Hill Dr	05/17/22	Inspection	Complaint Inspection	In Progress	
2430-50 James St & Forest Hill Dr	05/23/22	Inspection	Complaint Inspection	In Progress	
2430-50 James St & Forest Hill Dr	06/02/22	Completed Complaint	Vacant House	Completed	2022-02856 T&D, overgrowth
2430-50 James St & Forest Hill Dr	06/02/22	Inspection	Complaint Re-Inspection	Pass	
2430-50 James St & Forest Hill Dr	06/13/22	Completed Complaint	Property Maintenance-Ext	Completed	2022-03490 Unpermitted electric
2430-50 James St & Forest Hill Dr	06/13/22	Inspection	Complaint Inspection	Pass	
2430-50 James St & Forest Hill Dr	08/10/22	Complaint	Cert of Use - Food Store	Certificate: Needs	CU2022-0037 Food 4 Less
2430-50 James St & Forest Hill Dr	08/10/22	Inspection	Fire Prevention - Licensing	In Progress	
2430-50 James St & Forest Hill Dr	08/10/22	Inspection	Codes - Licensing	In Progress	
2430-50 James St & Forest Hill Dr	08/10/22	Inspection	Codes Electric - Licensing	Pass	
2430-50 James St & Forest Hill Dr	08/25/22	Inspection	Fire Prevention - Licensing	In Progress	
2430-50 James St & Forest Hill Dr	09/09/22	Inspection	Codes Electric - Licensing	Pass	
2430-50 James St & Forest Hill Dr	09/14/22	Inspection	Fire Prevention - Licensing	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2430-50 James St & Forest Hill Dr	07/11/24	Inspection	Complaint Inspection	Pass	
2430-50 James St & Forest Hill Dr	09/24/24	Completed Complaint	Tobacco License	Certificate: Issued	TL-2024-0002 Food 4 Less
2430-50 James St & Forest Hill Dr	11/15/24	Project	SP - Other	In Review	SP-24-29 Change of Use to food and beverage retail from retail, general along with additional site improvements. Applicant wants to to install kitchen equipment for hot cooking,
2430-50 James St & Forest Hill Dr	11/22/24	Inspection	Fire Prevention - Licensing	Pass	
2430-50 James St & Forest Hill Dr	11/22/24	Inspection	Codes - Licensing	Pass	



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: 93 NYRPT, LLC
From: Amber Dillon, Zoning Planner
Date: 12/13/2024 2:18:34 PM
Re: SP - Other SP-24-29
2430-50 James St & Forest Hill Dr, 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	12/06/2024	Cristian Toellner	Waiting on boards
DPW - Transportation Planner	Conditionally Approved	12/12/2024	Neil Milcarek-Burke	<p>12/12/24 Revised plans address previous comments.</p> <p>12/12/24 Revised plans address the majority of comments. Asphalt in Forest Hill ROW is not permissible and cannot be striped for ADA loading area. Encroaching asphalt to be removed and replaced with concrete sidewalk flags and shown on plans.</p> <p>12/5/24 No major concern with proposed change of use, however, there are significant site deficiencies that require remediation prior to issuance of a special permit. Updated plans required.</p> <ul style="list-style-type: none"> - Encroaching parking and asphalt areas in the Forest Hill ROW are not permissible. Encroaching asphalt to be removed and replaced with concrete sidewalk flags and shown on plans. - Both entrance areas show broken sidewalk and apron flags. Any damaged, cracked or broken flags are to be replaced in full and shown on plans. - Existing wheel stops have failed, are frequently pushed into the sidewalk, and are no longer permissible. Fixed vertical objects are required where parking stalls meet the ROW using conc. filled bollards or similar (no wheel stops.) along James Street and Forest Hill Dr. - ADA complaint leadwalk is required from the James Street and Forest Hill Dr sidewalks to/from the front entrance. Must be properly dimensioned on plans. - ADA parking stalls must include a compliant walkway

to/from front entrance. Applicant must clarify that conditions meet ADA minimums with existing outward swinging doors, narrow walkway and additional obstructions, including overhang from parked vehicles. - Bike parking it to be provided via 2 staple-style (no wave style) racks. appb.org

Engineering - Mapping	Approved	11/25/2024	Ray Wills	No impact on Mapping Division assets in the area. There is to be no work off property in the ROW being performed as a result of this permit, without property review and permits obtained.
Common Council	Pending	11/19/2024		
Planning Commission	Pending	11/19/2024		
Fire Prevention - Zoning	Conditionally Approved	11/21/2024	Elton Davis	All work must comply with applicable sections of the NYS Uniform Code.
Finance - Zoning	Internal Review Complete	11/21/2024	Veronica Voss	2430-50 James Street is overdue for October City/School tax bill.
DPW - Sanitation & Sewers	Conditionally Approved	12/06/2024	Vinny Esposito	Plumbing permits may be required. Grease interception is required and the sewer lateral must be video inspected to determine condition and capacity to the main sewer. Any site work will require a separate permit.