



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<u>SP-99-05M2</u>	<i>Staff Report – February 12, 2024</i>
Application Type:	Special Use Permit
Project Address:	3919 S. Salina St. (Tax Map ID: 072.-06-19.1)
Summary of Proposed Action:	The applicant proposes to change the sign context for the Dunkin’ Donuts business. The original sign plan was included in Special Use Permit SP-99-05M1 and was approved on September 5, 2023, by Common Council. The proposed change of sign context is because Dunkin’ Donuts no longer authorizes the use of “DD” sign.
Owner/Applicant	BAPA S Salina RE LLC (Owner) Todd Markevicz, APD Engineering & Architecture, PLLC (Applicant)
Existing Zone District:	Commercial, CM Zone District
Surrounding Zone Districts:	The neighboring properties to the north, south and west are the Commercial, CM Zone District. Neighboring properties to the east lie within Single Unit Residential, R1 zone districts.
Companion Application(s)	None
Scope of Work:	Change the content of the sign and sizes for the 3 wall signs on the north, south and west building elevations.
Staff Analysis:	<p>Pros:</p> <ul style="list-style-type: none"> - The total area of the proposed new wall signs is under 39 SF, which is compliant with the conditions of SP-99-05M1. <p>Cons:</p> <ul style="list-style-type: none"> - The new sign plans do not appear to have any potentially significant adverse impacts to the surrounding neighborhood and conforms to the Zoning Ordinance Sign regulations.
Zoning Procedural History:	<ul style="list-style-type: none"> - R-99-03 Resubdivision to combine 4 lots, approved by CPC on 6/1/1999. - SP-99-05 Special use permit for establishing Dunkin’ Donuts, approved by CPC on 6/1/1999. - SP-99-05M1 Special use permit modification to modify floor plan, elevations and site plan. Approved by CPC on 6/5/2003 and approved by Common Council on 9/5/2023.
Summary of Zoning History:	The parcel at 3919 S. Salina St. was established through resubdivision approved in 1999. There was also a concurrent special use permit application in 1999 to establish the Dunkin’ Donuts business on the new lot. In 2023, the applicant was granted an approval to modify the old special use permit to change the site and floor plan.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	No zoning violation related to the proposed sign changes.
Summary of Changes:	This is not a continued application.
Property Characteristics:	The subject property is irregular in shape with 203.47 feet of frontage on S. Salina Street, 142.38 feet of frontage on Fillmore Avenue and a lot depth of 200 feet.
SEQR Determination:	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be referred to the Onondaga County Planning Board.

SP-99-05M2

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 map. Boundary & Topographic survey, 3919 South Salina Street, TM# 72-6-19.1, City of Syracuse, Onondaga County, State of New York; Licensed Land Surveyor: Jody James Lounsbury, Control Point Associates, Inc.; Scale: 1" = 50', Drawn by : LGK; Date: 1/16/2023.
- Site Plan (Sheet C2), prepared by APD Engineering & Architecture, PLLC; dated 09/26/2022; Scale: 1" = 20'.
- Sign Plan (Sheet 1A.1 to 5A.1), prepared by Poyant Signs; dated 1/17/2024; Scaled as noted.

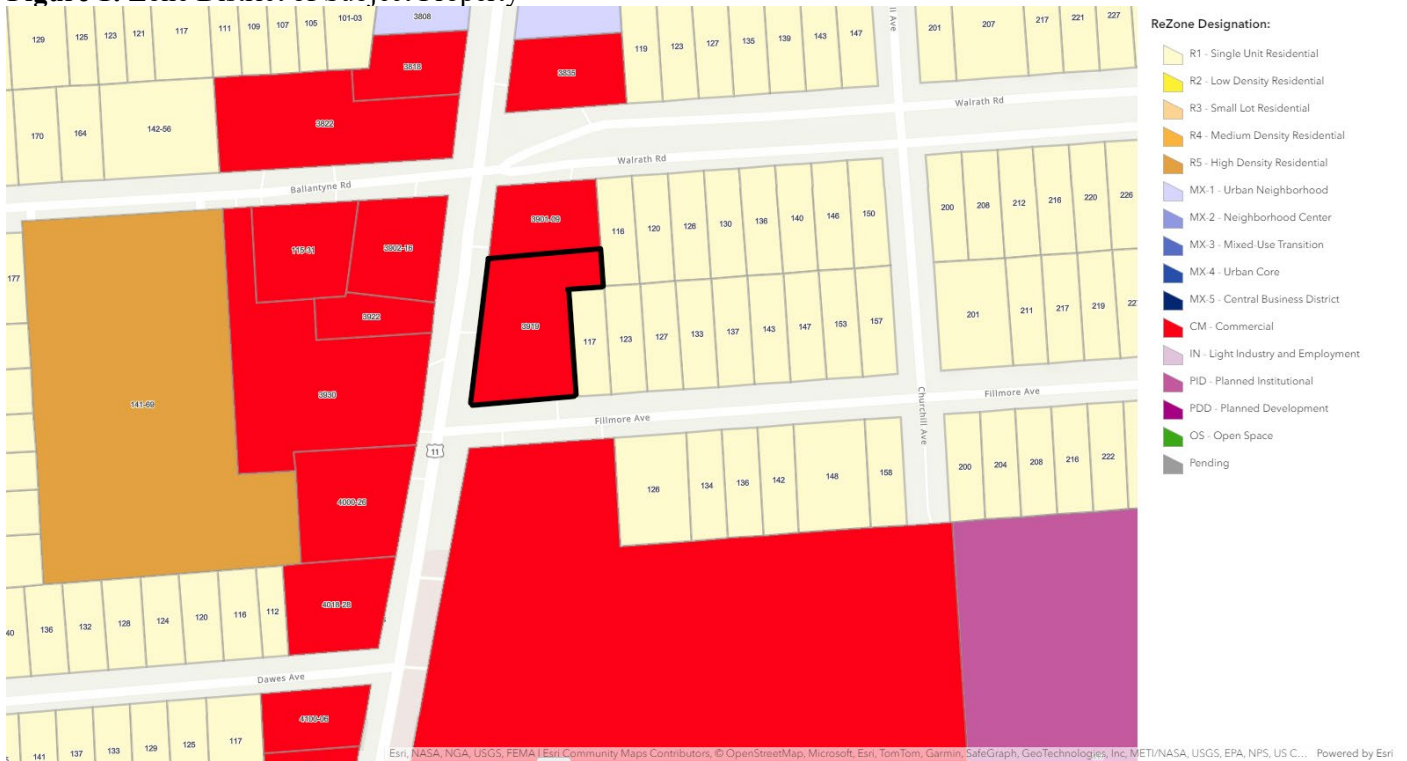
Attachments:

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

Code Enforcement History
IPS Comments from City Departments

Context Maps:

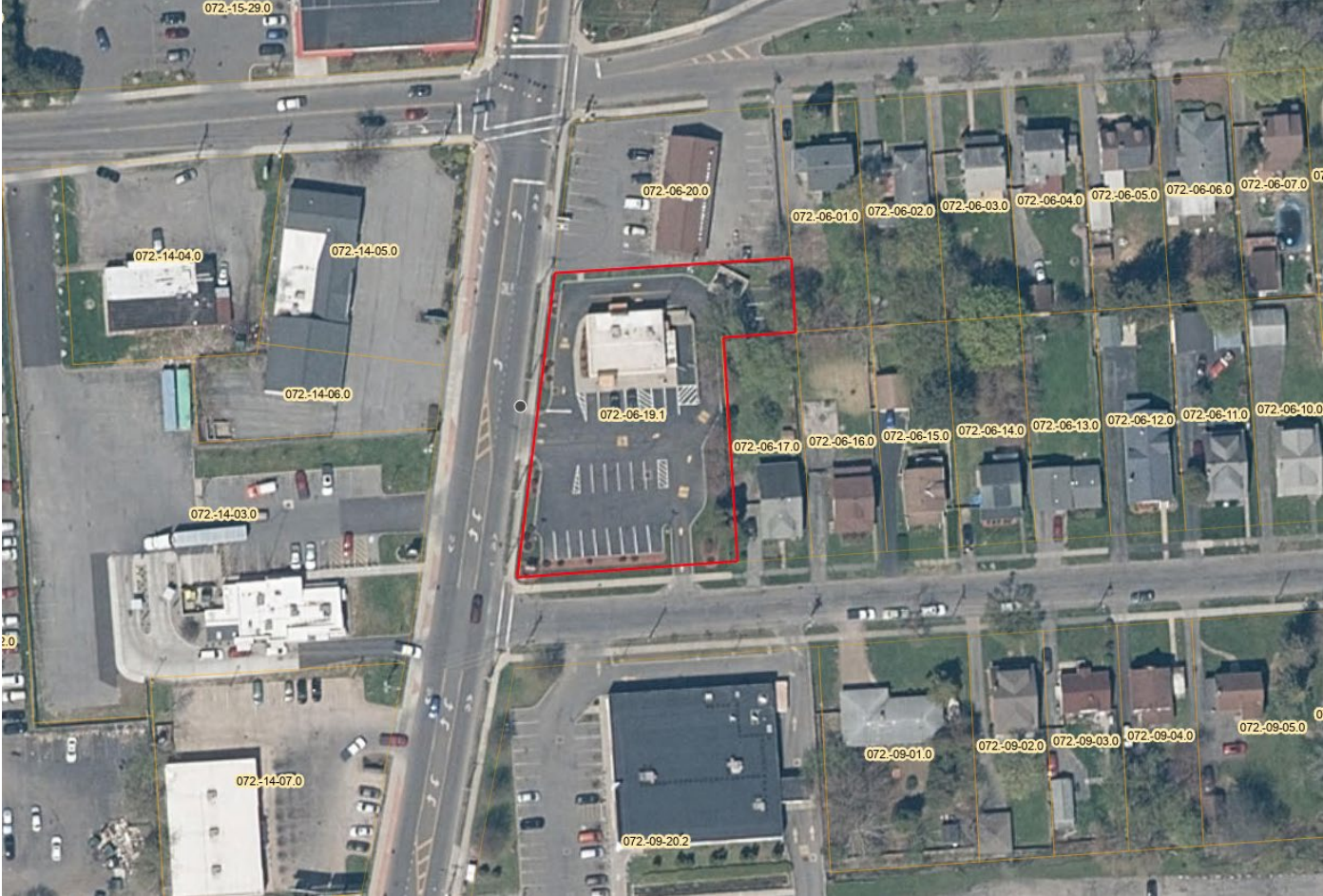
Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: 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: Dunkin
Street address (as listed in the Syracuse Department of Tax Assessment property tax records):
3919 South Salina Street
Lot numbers: #72-06-19.1 Block number: Lot size (sq. ft.) ±27,225
Current use of property: Restaurant with drive-thru Proposed: No change
Current number of dwelling units (if applicable): Proposed:
Current hours of operation (if applicable): 5am-7pm Proposed:
Current onsite parking (if applicable): Proposed:
Zoning (base and any overlay) of property: Business, Class A
Companion zoning applications (if applicable, list any related zoning applications):
Has the owner obtained a certificate of use:
[X] Yes [] No
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):
Size: See Attached Type: Location:
Size: Type: Location:
Nature and extent of Special Use requested (attach additional pages if necessary):
Revised signage from previously approved Special Use Permit

Owner/Owner's Agent Certification

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.
Print owner name: BAPA S Salina RE LLC
Signature: Krusel Patel Date: 1/26/24
Mailing address: 2750 Westinghouse Road, Suite B, Horseheads, NY 14845

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

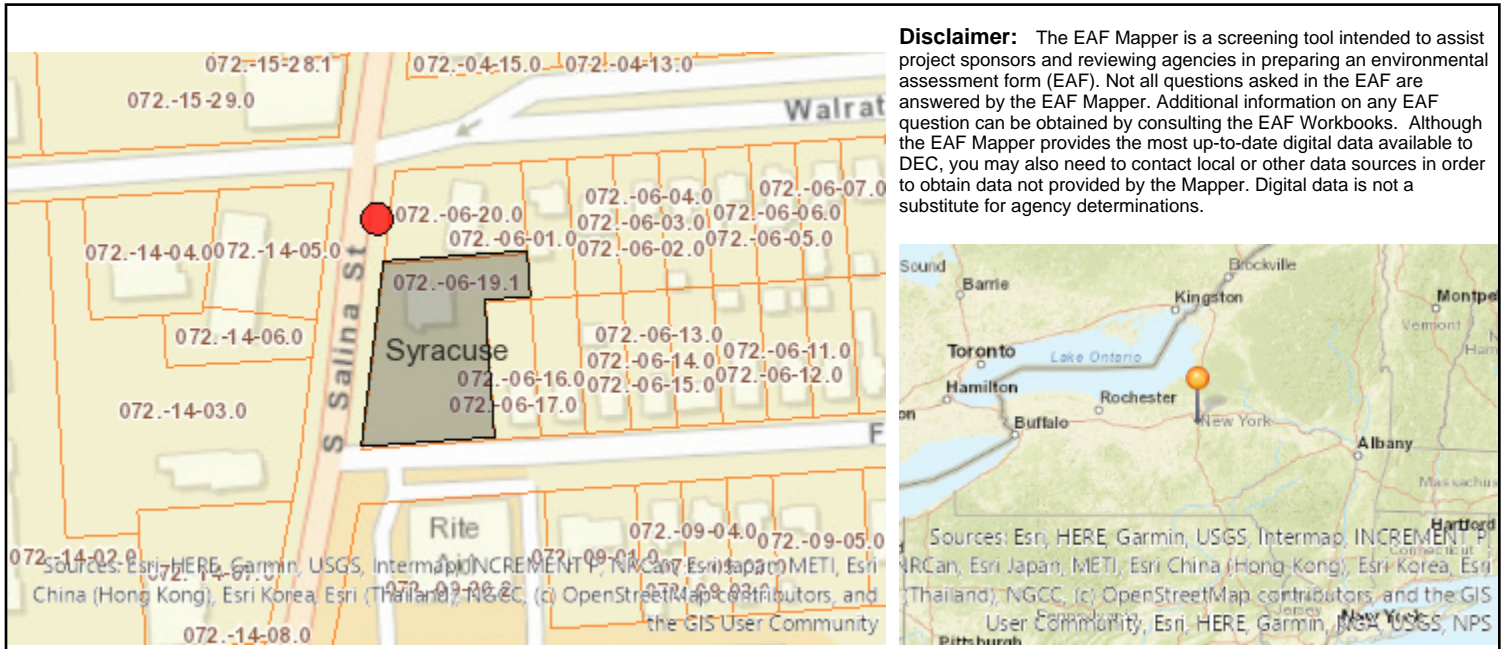
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

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

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: <i>Todd Markewicz</i> Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

January 26, 2024

City of Syracuse
201 E. Washington Street
Syracuse, NY 13202

RE: Dunkin 3919 Salina Street – Special Use Permit

Dear City staff,

On behalf of our client, we are submitting a request for Special Use Permit modification for the Dunkin as referenced above. We previously obtained a Special Use Permit (General Ordinance #24-2023) allowing a building remodel and minor adjustments to the drive-thru. Since that time, there has been corporate direction from Dunkin to modify the previously approved building signage for this site. This includes resizing (2) of the previously proposed wall signs, and entirely changing the look of the 3rd sign.

We are sending the following information as one combined pdf file via email to zoning@syr.gov in support of this request:

- Special Permit application
- NYSDEC short form EAF
- Photographs
- Property Survey
- Site Plan
- Sign Vendor Package including sign details and architectural elevations

Based on prior discussions with City staff, we are not submitting hard copies, and have not included a Floor plan, Justification for Waivers, or Plans Review Form portion of the application. We appreciate your consideration for the modified special use permit and would ask that we be placed on the February 12, 2024 City Planning Commission agenda. Please contact us should you have any questions relative to this application.

Sincerely,

Todd Markevicz

Todd Markevicz, P.E.
Owner / Member

Headquarters

615 Fishers Run, Victor, NY 14564
phone 585.742.2222 • fax 585.924.4914
web www.apd.com • email info@apd.com

Office Locations

P.O. Box 11626, Santa Ana, CA 92711 • phone/fax 714.987.1380



DUNKIN' DONUTS

Colonial Luncheonette

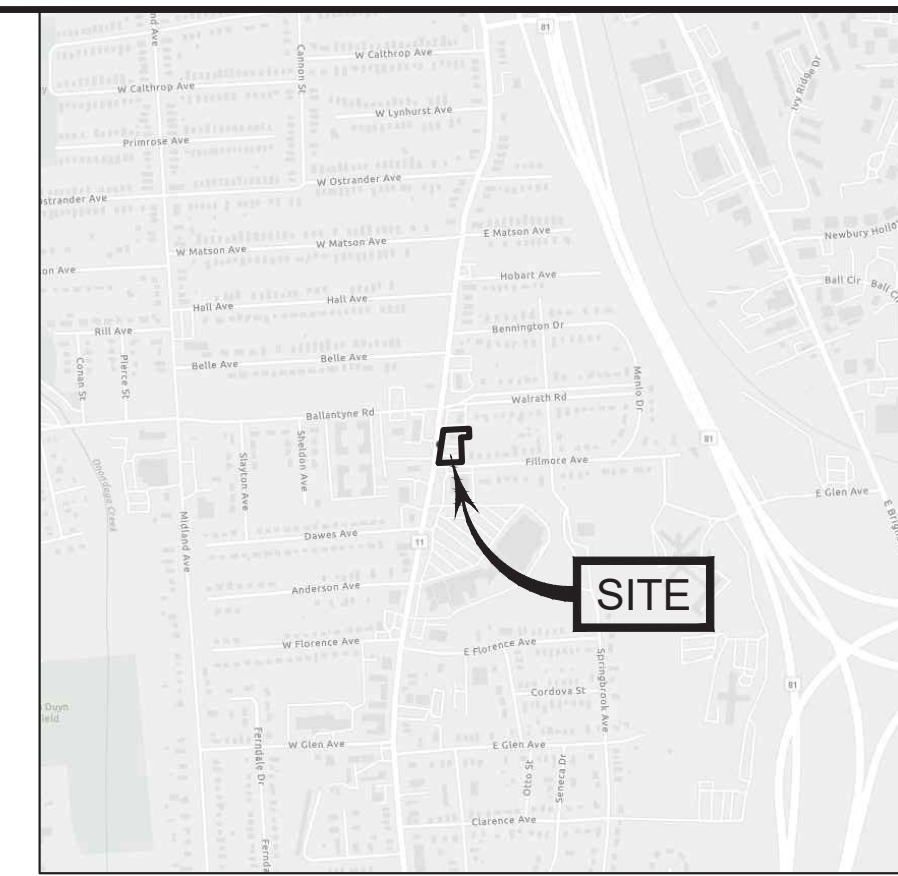
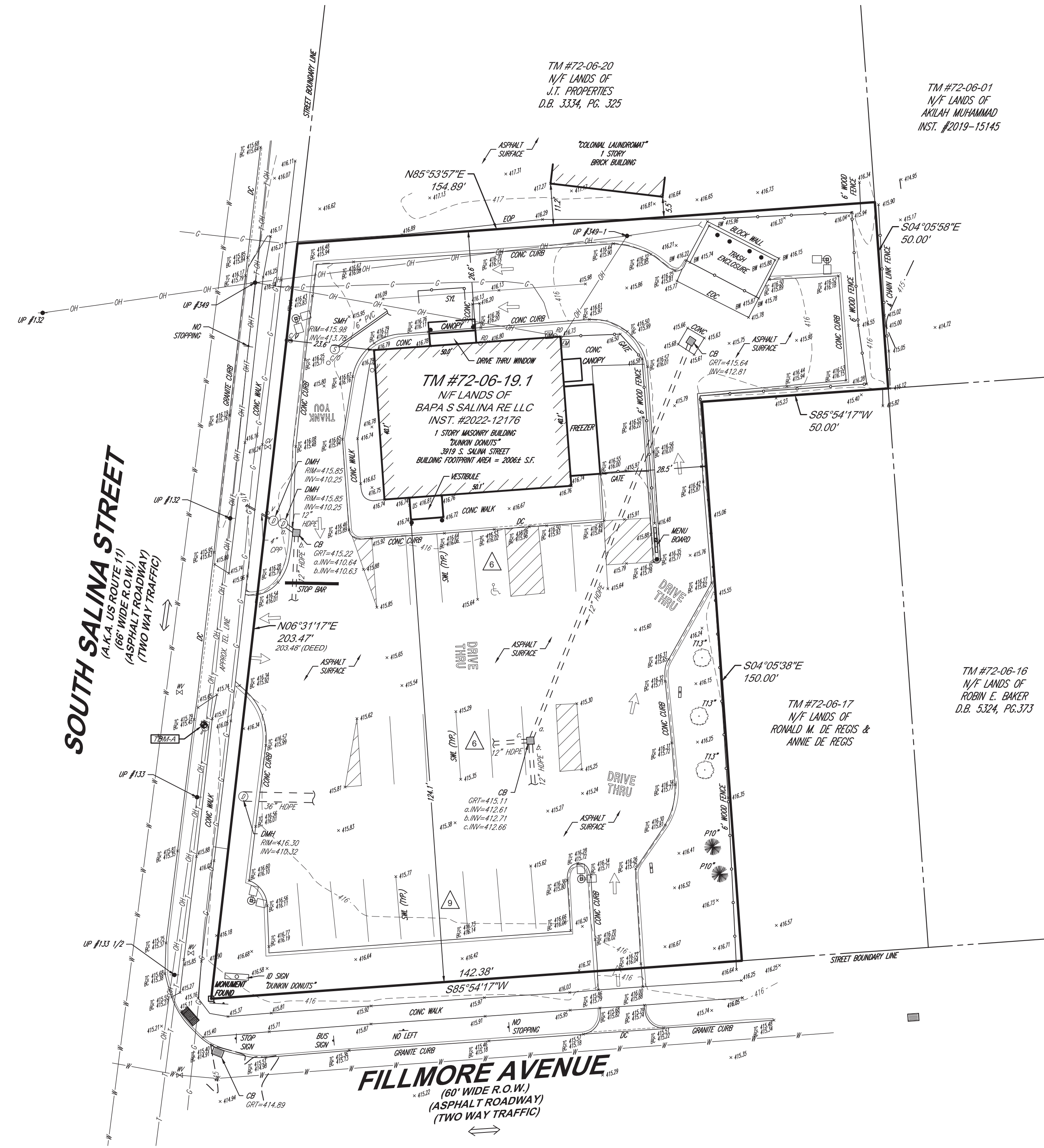
Colonial Luncheonette

Colonial
Laundromat
Established 1951
OPEN
24 HOURS

QUICK
BOWTIE







VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

- NOTES:**
- PROPERTY KNOWN AS LOT 19.1, BLOCK 6, SECTION 72, CITY OF SYRACUSE, ONONDAGA COUNTY, STATE OF NEW YORK.
 - AREA = 27,225 ± SQUARE FEET OR 0.625 ± ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
 - EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (OTHER AREAS). (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET: TBM-A: X CUT SET IN HYDRANT. ELEVATION= 416.34'
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED. UTILITY STRUCTURES AND SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED WHICH WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. REMOVAL OF THIS NOTE FROM THE SURVEY WILL REQUIRE A LATER SITE VISIT AFTER THE SNOW HAS MELTED.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE CITY OF SYRACUSE, ONONDAGA COUNTY, STATE OF NEW YORK, SECTION 72.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ONONDAGA COUNTY, NEW YORK, (ALL JURISDICTIONS), PANEL 219 OF 520", MAP NUMBER 3607C0219F, EFFECTIVE DATE: NOVEMBER 4, 2016.
 - MAP ENTITLED "ANDERSON TERRACE SO. SALINA ST. SYRACUSE N.Y." AS PREPARED BY H.C. OSTRANDER, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON OCTOBER 9, 1924 AS MAP NO. 1941.
 - MAP ENTITLED "LOT NO. 80A RESUBDIVISION OF LOT NOS. 79 & 80 ANDERSON TERRACE PART OF FARM LOT NO. 108 FORMERLY TOWN OF ONONDAGA NOW CITY OF SYRACUSE ONONDAGA COUNTY, NY" AS PREPARED BY ALFRED N. JANUZZI, JR., FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON APRIL 2, 1979, AS MAP NO. 5764.
 - MAP ENTITLED "RESUBDIVISION OF LOTS 134, 135, 136 & 137 OF THE ANDERSON TERRACE TRACT AND PART OF LOT 108 OF THE FORMER TOWN OF ONONDAGA, INTO NEW LOT 1A CITY OF SYRACUSE" AS PREPARED BY LEHR LAND SURVEYORS, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON NOVEMBER 13, 1997 AS MAP NO. 8551.
 - MAP ENTITLED "RESUBDIVISION OF LOTS 81, 82, 83 & 84 OF THE ANDERSON TRACT INTO NEW LOT 82A, CITY OF SYRACUSE" AS PREPARED BY LEHR LAND SURVEYORS, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON AUGUST 27, 1999 AS MAP NO. 8946.

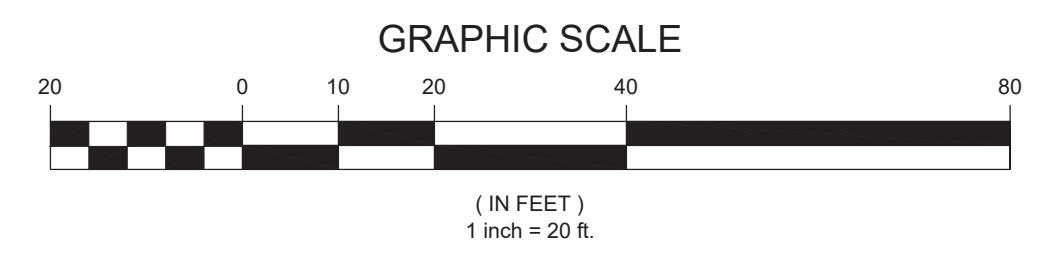
PARKING SPACE COUNT	
REGULAR SPACES	20
HANDICAP SPACES	1
TOTAL SPACES	21

LEGEND

	EXISTING CONTOUR		UTILITY POLE
	EXISTING SPOT ELEVATION		GUY WIRE
	EXIST. TOP OF CURB ELEVATION		PAINTED HANDICAPPED
	EXIST. BOTTOM OF CURB ELEVATION		PAINTED ARROWS
	EXIST. DOOR SILL ELEVATION		DETECTABLE WARNING PAD
	RIM NAVD 88		SIGN
	INV. NAVD 88		BOLLARD
	OVERHEAD WIRES		MENU BOARD
	APPROX. LOC. UNDERGROUND NATURAL GAS LINE		AREA LIGHT
	DEPRESSED CURB		DECIDUOUS TREE & TRUNK SIZE
	HYDRANT		CONIFEROUS TREE & TRUNK SIZE
	WATER VALVE		PARKING SPACE COUNT
	GAS VALVE		DEPRESSED CURB
	GAS METER		EDGE OF CONC.
	SANITARY/SEWER MANHOLE		EDGE OF PAVEMENT
	DRAINAGE/STORM MANHOLE		TYPICAL
	CATCH BASINS		SOLID WHITE LINE
	CLEAN OUT		SOLID YELLOW LINE
	VENT & NUMBER OF VENTS		EVIDENCE FOUND
	ROOF DRAIN		UNKNOWN TERMINUS



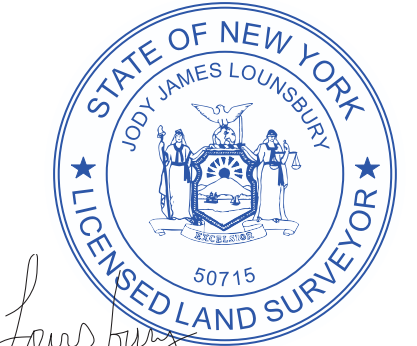
THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

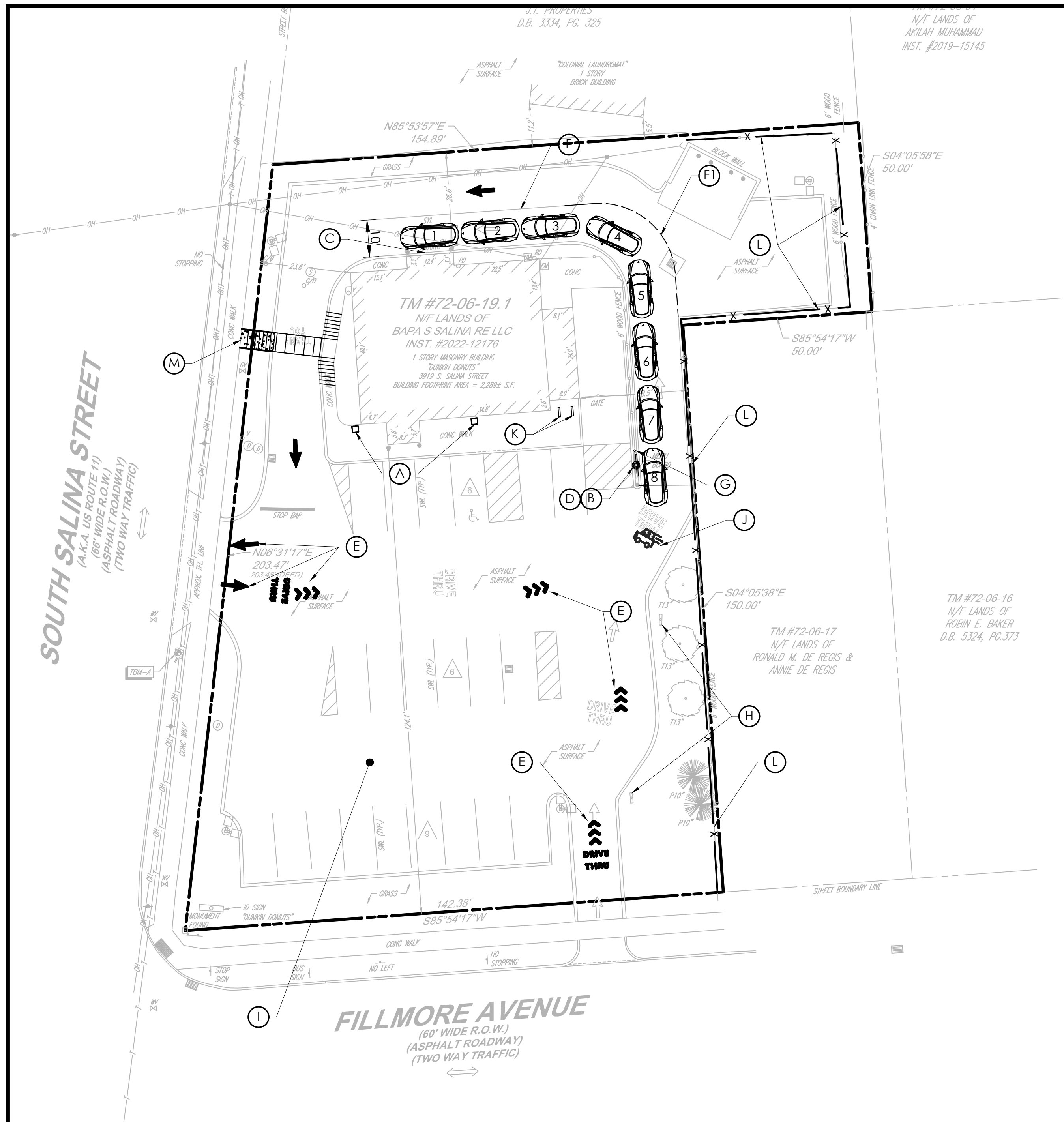
THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.



JODY LOUNSBURY
NEW YORK PROFESSIONAL LAND SURVEYOR #50715-1

FIELD DATE	12-21-2022	BOUNDARY & TOPOGRAPHIC SURVEY	
FIELD BOOK NO.	177	3919 SOUTH SALINA STREET	
FIELD BOOK PG.	72	TM#72-6-19.1	
FIELD CREW	A.B./T.M.	CITY OF SYRACUSE	
DRAWN:	J.L.G.	ONONDAGA COUNTY, STATE OF NEW YORK	
APPROVED:	J.J.L.		
DATE	01-16-2023	FILE NO.	09-220310
SCALE	1" = 20'	DWG. NO.	1 OF 1

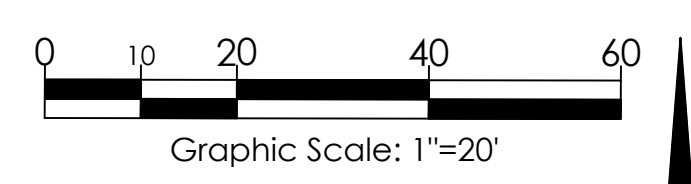
CONTROL POINT ASSOCIATES, INC. PC ALL RIGHTS RESERVED. THIS SURVEY IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



SITE LEGEND:

- (A) TRASH RECEPTACLES
- (B) DIGITAL "ALL IN ONE" ORDER WITHOUT CANOPY (TYP) & MODIFY DISTANCE FROM CURB TO MATCH EXISTING. MAXIMUM SETTING FOR NEW SPEAKER SHALL BE 54 DB.
- (C) EXISTING DRIVE-THRU WINDOW TO REMAIN
- (D) EXISTING DRIVE-THRU EQUIPMENT TO BE REMOVED
- (E) PAINTED DIRECTIONAL ARROW (WHITE)
- (F) PAINTED WHITE LINE (TYP)
- (F1) PAINTED DASHED WHITE LINE
- (G) BOLLARDS. KEEP EXISTING BOLLARD & PROVIDE BOLLARD COVER IF NEEDED PER EXTERIOR FINISH SCHEDULE SPECIFICATION.
- (H) REPLACE DIRECTIONAL SIGNAGE, SEE PLAN A6.1 FOR DETAILS
- (I) PARKING LOT SHALL BE SEAL COATED. REPAINT PARKING STALLS TO MATCH EXISTING (WHITE PAINT)
- (J) GATEWAY DRIVE THRU START GRAPHIC (WHITE)
- (K) "HUNTICO STAPLE" BIKE RACKS OR APPROVED EQUIVALENT MOUNTED IN SIDEWALK. INSTALL PER MANUFACTURER'S RECOMMENDATION.
- (L) OWNER TO REMOVE EXISTING FENCE AND REPLACE WITH SOLID 6' WOOD FENCE ALONG EAST PROPERTY LINE AS SHOWN WITHOUT GAPS UNDER OR BETWEEN WOODEN BOARDS
- (M) PROPOSED 5' WIDE CONCRETE SIDEWALK IN ACCORDANCE WITH CITY DETAILS. ALL WORK IN ROW SHALL BE PER CITY DPW SIDEWALK CONSTRUCTION PERMIT

REFERENCE:
 1. CONNECTEXPLORER ONLINE ORTHOGRAPHIC HI-RES IMAGERY BY EAGLEVIEW DATED 03/30/2021



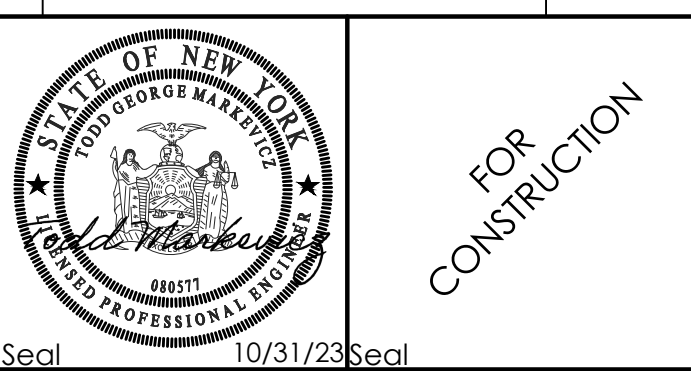
AS REQUIRED BY NEW YORK STATE LAW, CONTRACTOR SHALL CONTACT "DIG SAFELY NEW YORK" (UFPO) @ 1-800-962-7962 FOR LOCATION STAKE-OUT OF ALL UTILITIES, AT LEAST 2 FULL WORKING DAYS PRIOR TO ANY EXCAVATION.

Issued: _____ Date: _____

A	
B	
C	
D	
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F	
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H	

Revisions: _____ Date: _____

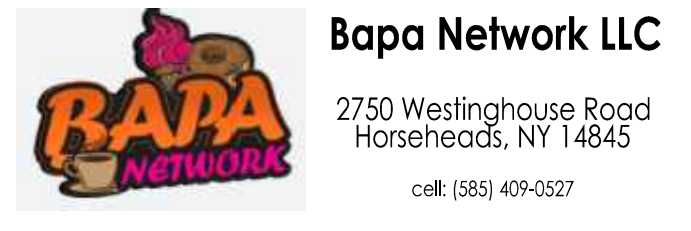
1	Per Client Comments	11/11/22
2	For Bid Addendum	12/13/22
3	For Bid Addendum	2/2/23
4	Per City Comments	5/30/23
5	Per City Comments	7/20/23
6		
7		
8		



CIVIL ENGINEER OF RECORD
 Name: Todd G. Markevich
 New York License No.: 080577
 Exp. Date: November 30, 2023
 Firm Reg. No.: 0014815
 Exp. Date: December 31, 2023

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 A.P.D. Engineering & Architecture, P.L.L.C.
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DO NOT SCALE PLANS
 Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact Engineer of Record with any need for additional dimensions or clarifications.

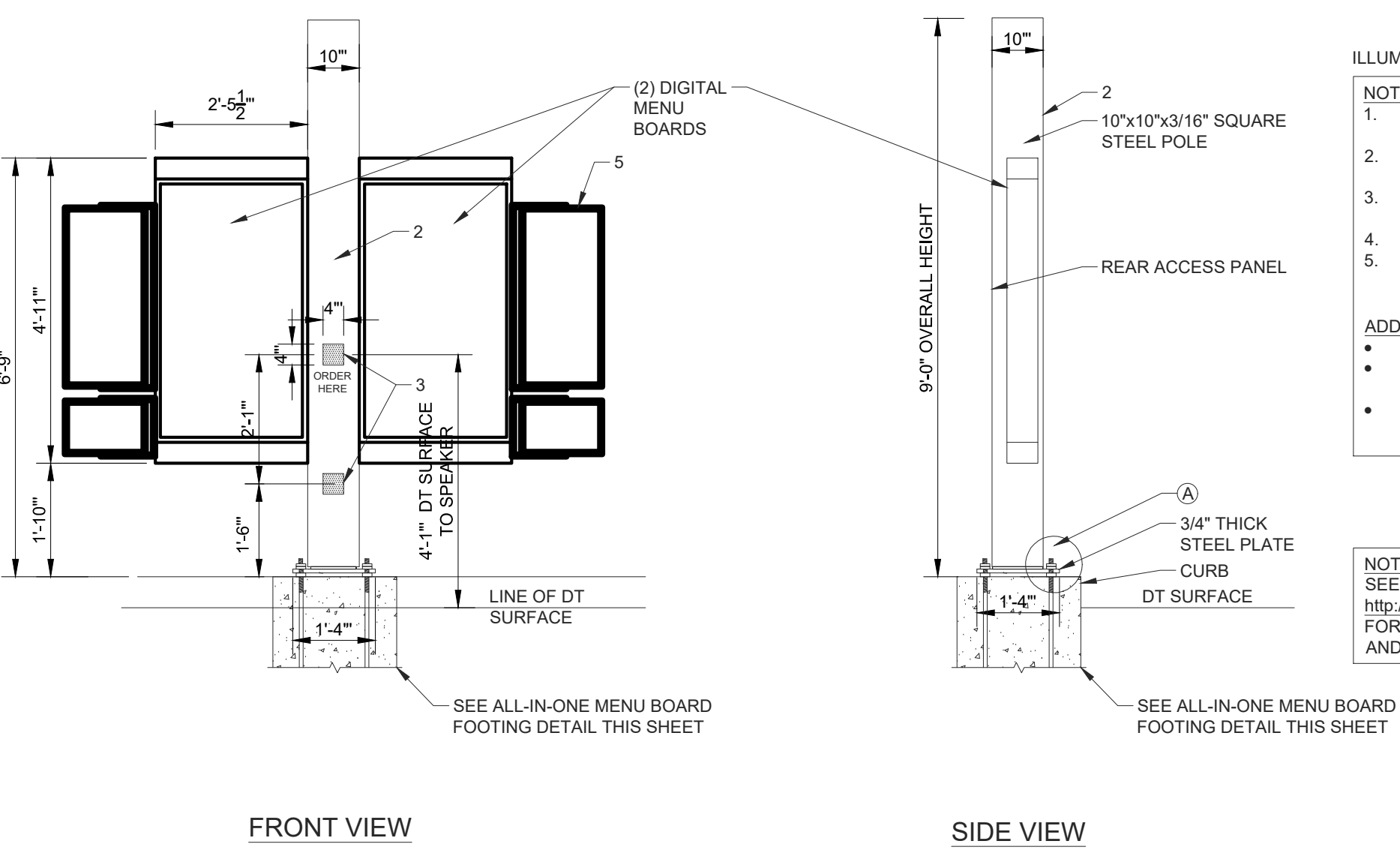


Dunkin' Donuts PC#: 334716
 3915 S. Salina Street
 Syracuse, NY 13205
 Cayuga County
 Project Name & Location:

Site Plan

Drawing Name: _____

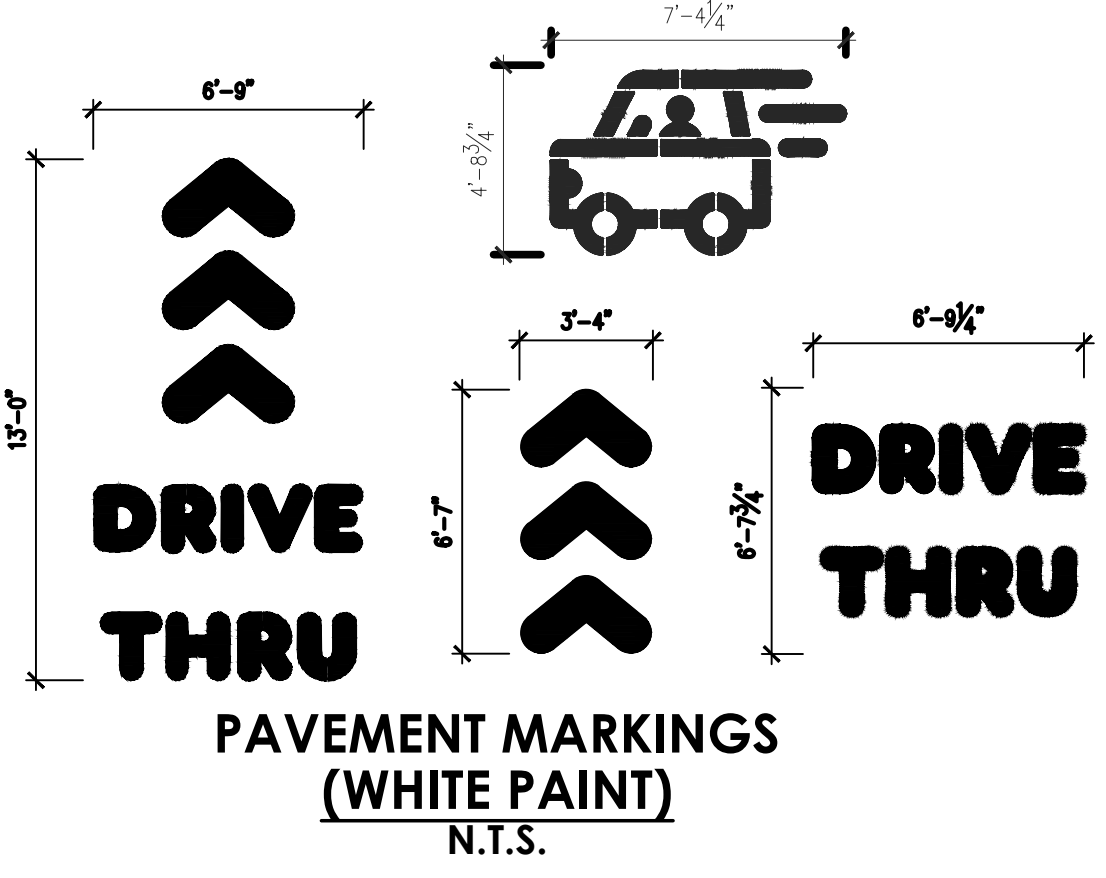
Date: 09/26/22	Project No. 22-0323
Type: Remodel	
Drawn By: SAS	C2
Scale: 1" = 20'	Drawing No. _____



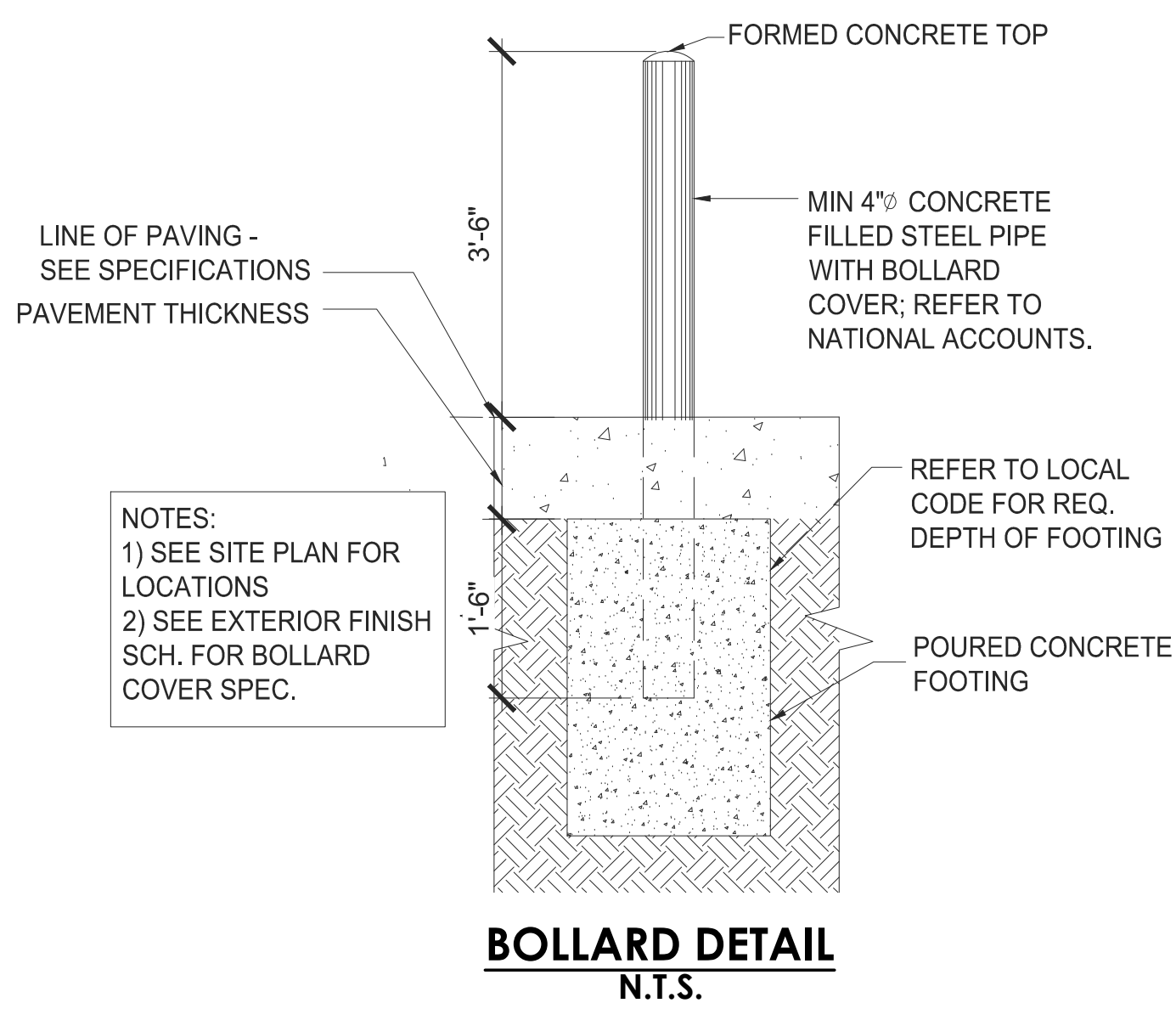
DIGITAL "ALL IN ONE" ORDER DETAIL
 N.T.S.

ILLUMINATED DRIVE-THRU SIGN
 NOTES:
 1. PAINT TO MATCH ORANGE PMS 165C, GLOSS FINISH.
 2. PAINT TO MATCH PMS COOL GRAY 1C, GLOSS FINISH.
 3. BLACK VINYL, ARLON 2100-03, MIC BY OTHERS.
 4. NOT USED.
 5. OPTIONAL ADDITIONAL MENU BOARDS ATTACHMENTS.
 ADDITIONAL NOTES:
 • ARTWORK FONT: DUNKIN SANS DISPLAY
 • 120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE
 • CLEARANCE TO BE CONFIRMED BY SITE

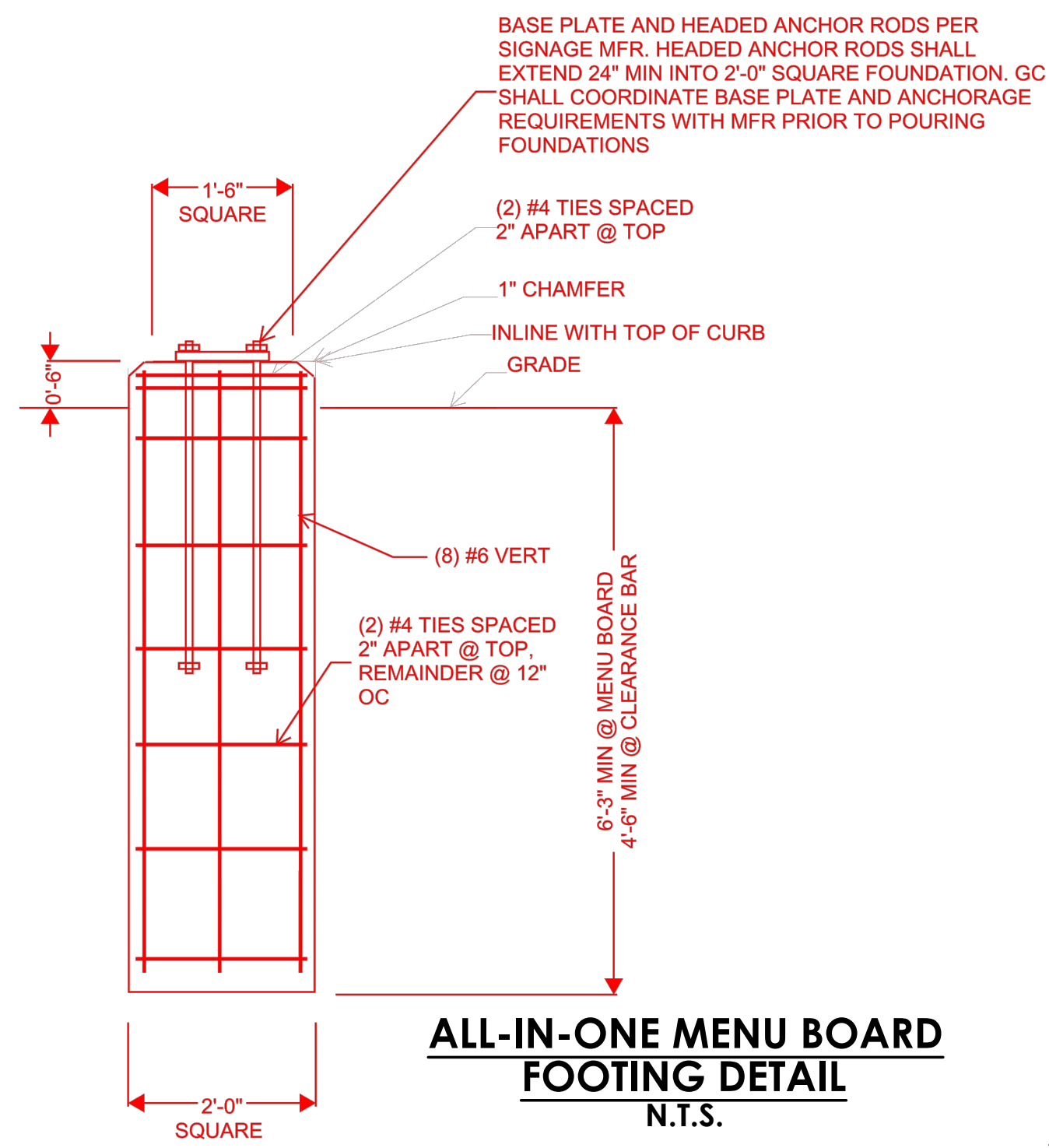
NOTE:
 SEE DUNKIN' BRANDS WEBSITE, <http://extranet.dunkinbrands.com>, FOR COMPLETE INFORMATION AND DETAILS



PAVEMENT MARKINGS (WHITE PAINT)
 N.T.S.



BOLLARD DETAIL
 N.T.S.



ALL-IN-ONE MENU BOARD FOOTING DETAIL
 N.T.S.

SITE DATA:

LOCAL JURISDICTION:	CITY OF SYRACUSE
ZONING CLASSIFICATION:	BA - LOCAL BUSINESS DISTRICT, CLASS A
PERMITTED USES:	RESTAURANT, FAST FOOD (SP REQUIRED FOR DRIVE-THRU)
OWNER:	BAPA S SALINA RE LLC
PROPERTY ACREAGE:	± 0.625 ACRES (± 27,225 SF)

BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
FRONT YARD	N/A	23.6 FT	NO CHANGE	NO
REAR YARD	4 FT	28.5 FT	NO CHANGE	NO
SIDE YARD	4 FT	26.6 FT & 124.1 FT	NO CHANGE	NO
MINIMUM LOT SIZE	10,000 SF	27,225 SF	NO CHANGE	NO
MINIMUM LOT FRONTAGE	150 FT	203.47 FT	NO CHANGE	NO
MAXIMUM BUILDING COVERAGE	100%	7.4%	NO CHANGE	NO
MAXIMUM SITE COVERAGE	100%	79.3%	NO CHANGE	NO
PARKING REQUIREMENT	1 PER 200 SF OF DINING AREA (± 1,050 SF = 6 SPACES MIN)	21 SPACES	NO CHANGE	NO
SCREENING	4 FT HIGH YEAR-ROUND	5 FT WOOD FENCE / 6 FT WOOD FENCE		NO



3915 S. Salina St. Syracuse NY 13205

Project: 23647
Dunkin'

Sales: Bill Gavigan
Date: 1-17-24
Designer: DME

Note:
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Revisions:



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Site Plan



Proposed Channel Letters
See Page 3A.1

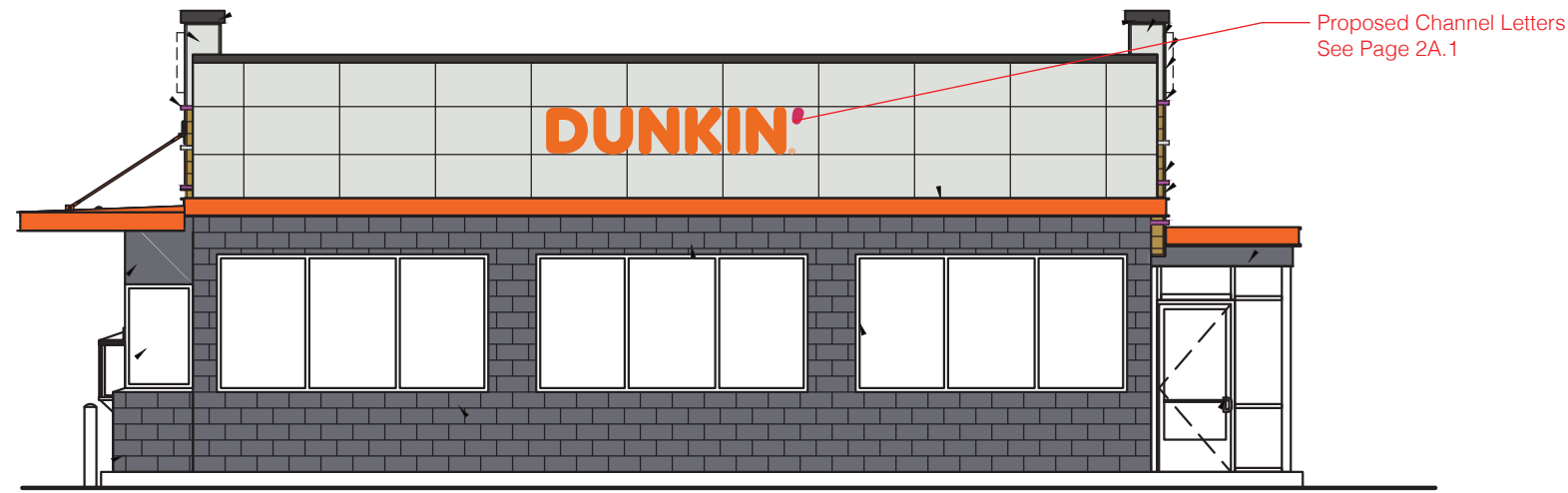
Proposed Channel Letters
See Page 2A.1

Proposed Channel Letters
See Page 1A.1

Proposed Pylon Refurbish
See Page 5A.1

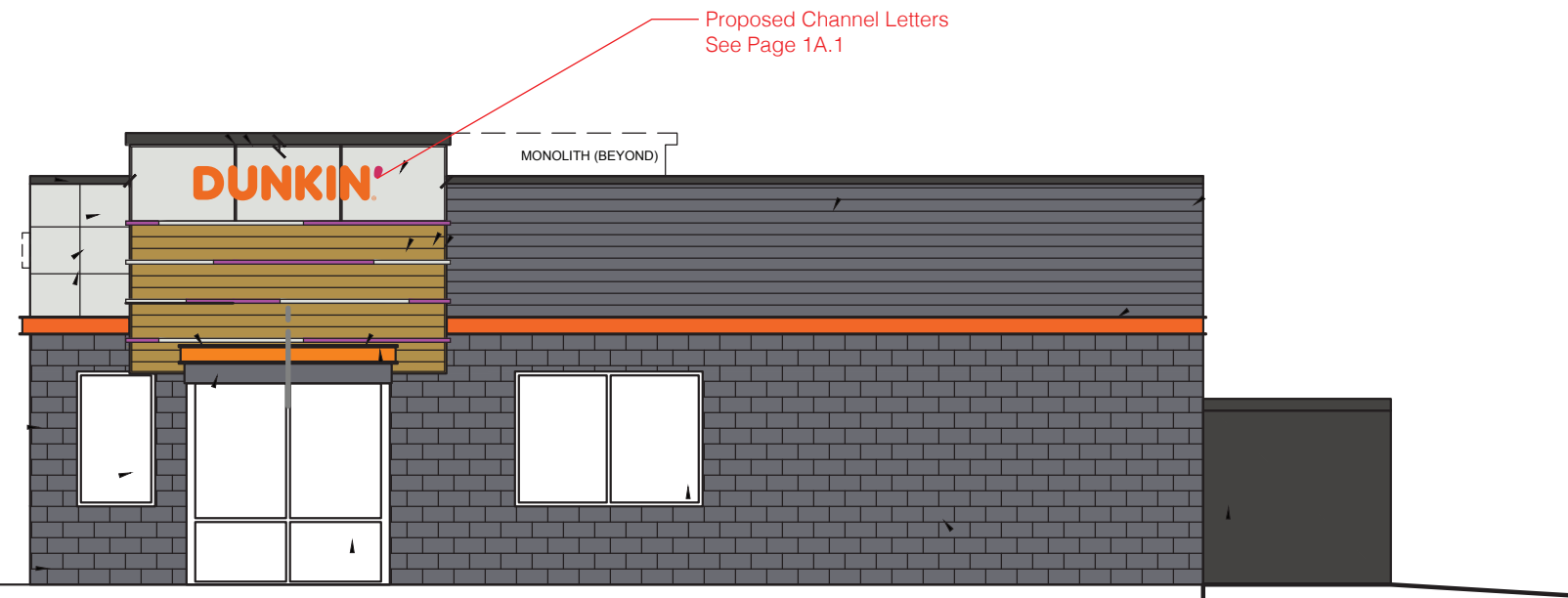
Proposed Directional Refurbish
Directional 2 - "Drive Thru w/ Left Arrow"
See Page 4A.1

Proposed Directional Refurbish
Directional 1 - "Welcome Back"
See Page 4A.1

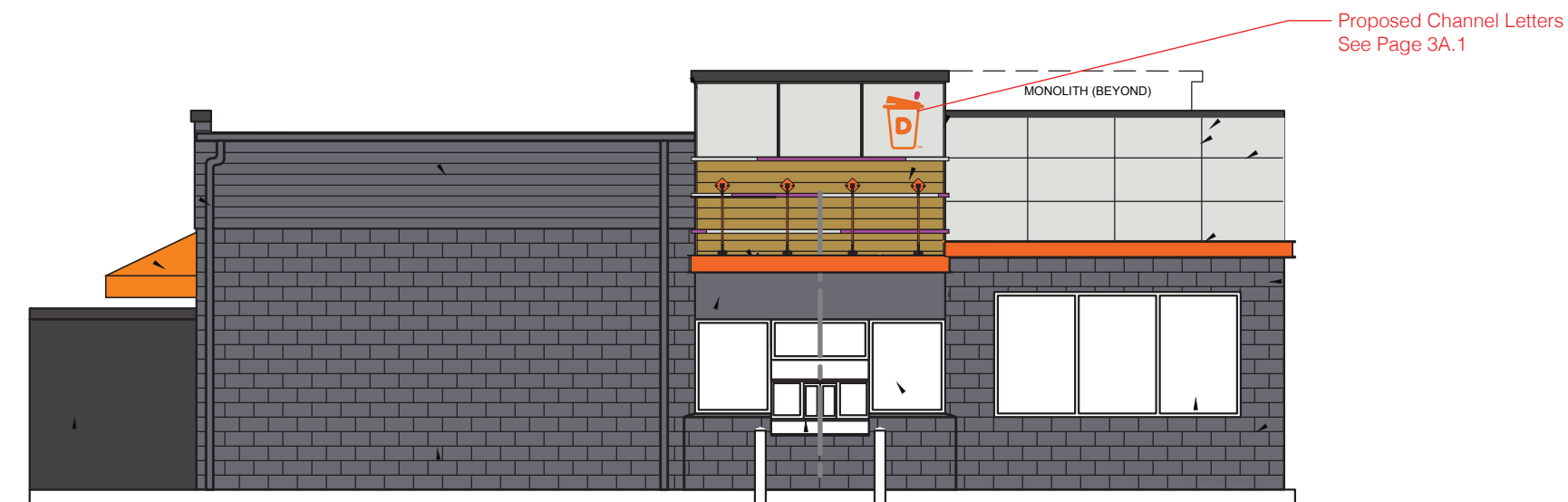


(Qty: 1) Dunkin' 18" **12.11 SQ FT**
 (Qty: 1) Dunkin' 24" **21.54 SQ FT**
 (Qty: 1) Cup Icon **5.09 SQ FT**
38.74 TOTAL SQ FT

A Proposed Front Elevation
 Scale: 1/8"=1'-0"



B Proposed Side Elevation
 Scale: 1/8"=1'-0"



C Proposed Side Elevation
 Scale: 1/8"=1'-0"

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Revisions:

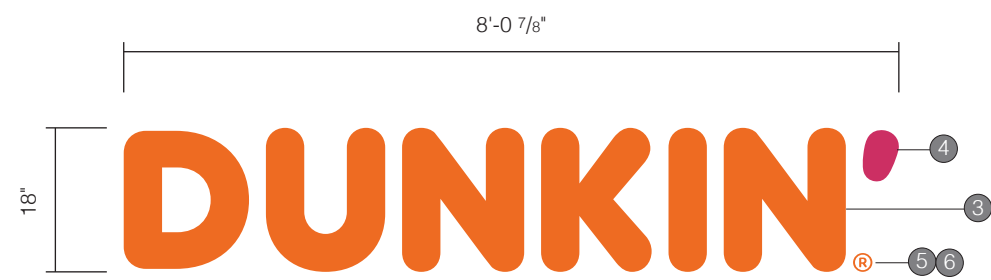


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Approved By:

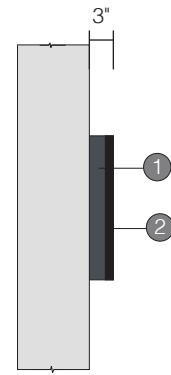
Date:

Elevations

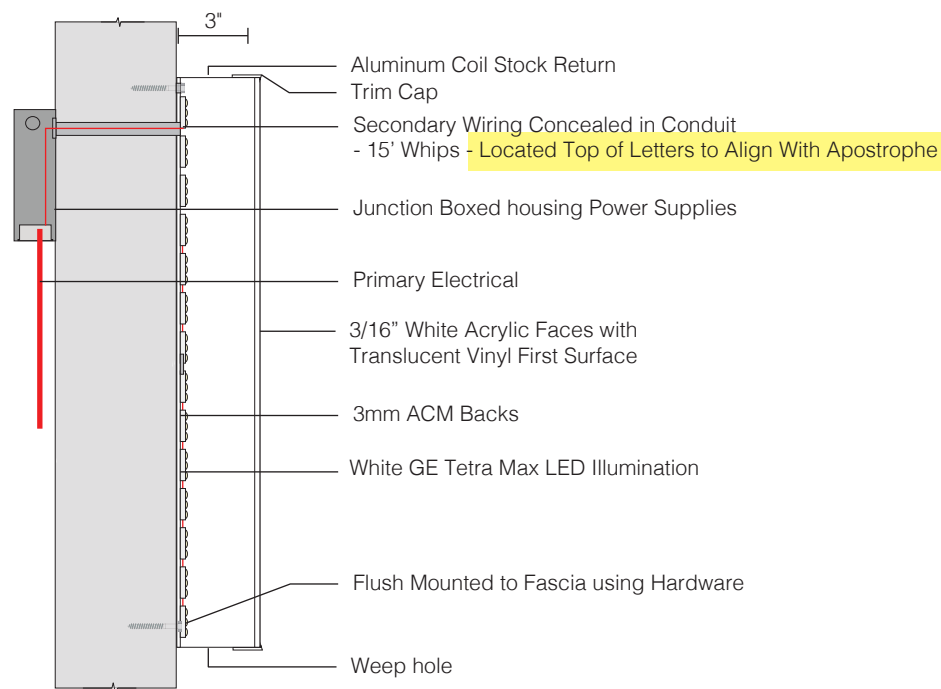


A Sign Elevation - Front View
Scale: 1/2"=1'-0"

Sign Code: DD-VIS22-BS-01-Sm



B Sign Elevation - Side View
Scale: 1/2"=1'-0"



C Sign Elevation - Side Section View
Not to Scale

Specifications

Qty = 1 12.11 Sq Ft

Face Lit Channel Letters

- Flush mount to fascia using hardware

Provided By Others - All below to be provided by others

- 120V Primary electrical brought to sign location
- Primary electrical connection by others

Colors Specifications

- 1** Coil Stock
Dark Gray #119; Gloss Finish
Returns
- 2** Trim Cap
1" Jewelite Bronze 313
- 3** Translucent Vinyl
Dunkin' Orange; 3M 3M 3630-3202
1st Surface Application
- 4** Translucent Vinyl
Dunkin' Pink; 3M 3630-1511
1st Surface Application
- 5** **(R)** Digital Print
(Qty: 1) 2 1/4" Dia
Controltac Opaque Digital Print
1st Surface Application
PMS 3564C
- 6** Material
1/2" White PVC
Registration Mark



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



3915 S. Salina St. Syracuse NY 13205

Project: 23647
Dunkin'

Sales: Bill Gavigan
Date: 1-17-24
Designer: DME

Note:
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Revisions:



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Approved By:

Date:

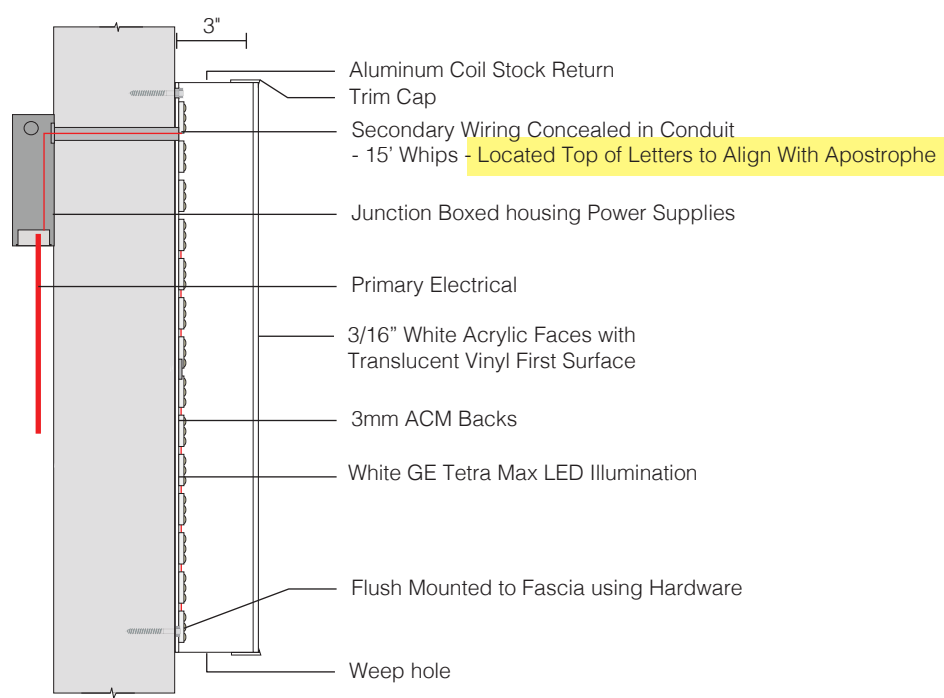
Face Lit Channel Letters



A Sign Elevation - Front View
Scale: 1/2"=1'-0"

B Sign Elevation - Side View
Scale: 1/2"=1'-0"

Sign Code: DD-VIS22-BS-01-Md



C Sign Elevation - Side Section View
Not to Scale

Specifications

Qty = 1 21.54 Sq Ft

Face Lit Channel Letters

- Flush mount to fascia using hardware

Provided By Others - All below to be provided by others
 - 120V Primary electrical brought to sign location
 - Primary electrical connection by others

Colors Specifications

- 1** Coil Stock
Dark Gray #119; Gloss Finish
Returns
- 2** Trim Cap
1" Jewelite Bronze 313
- 3** Translucent Vinyl
Dunkin' Orange; 3M 3M 3630-3202
1st Surface Application
- 4** Translucent Vinyl
Dunkin' Pink; 3M 3630-1511
1st Surface Application
- 5** Digital Print
(Qty: 1) 3" Dia
Controltac Opaque Digital Print
1st Surface Application
PMS 3564C
- 6** Material
1/2" White PVC
Registration Mark



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3915 S. Salina St. Syracuse NY 13205

Project: 23647
Dunkin'

Sales: Bill Gavigan
Date: 1-17-24
Designer: DME

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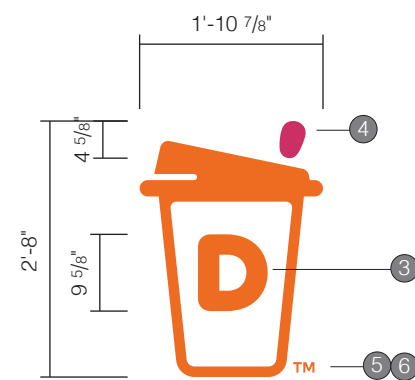
Revisions:

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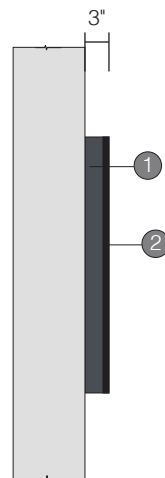
Approved By:

Date:

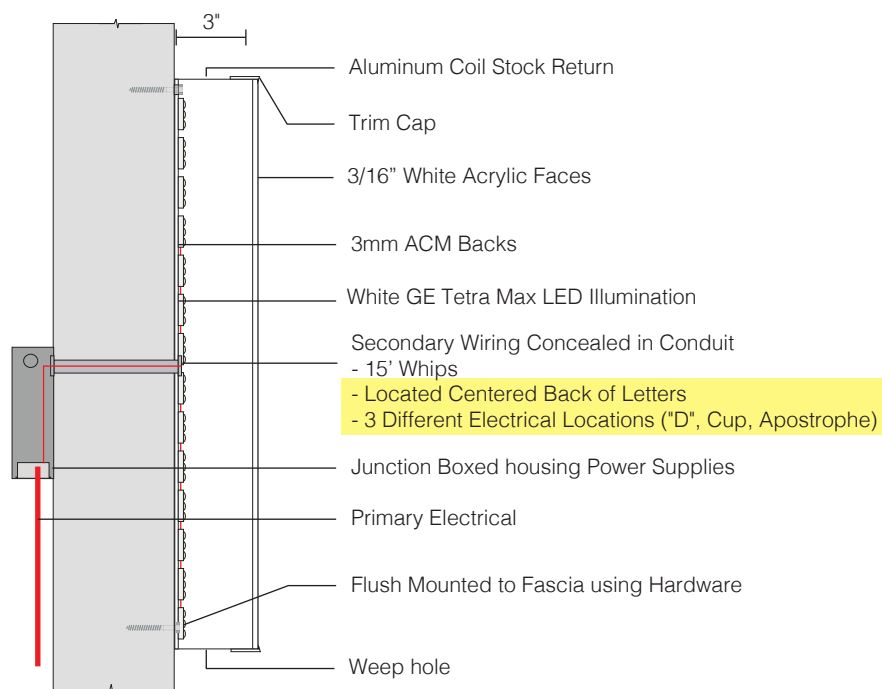
Face Lit Channel Letters



A Sign Elevation - Front View
Scale: 1/2"=1'-0"



B Sign Elevation - Side View
Scale: 1/2"=1'-0"



C Sign Elevation - Side Section View
Not to Scale

Specifications

Qty = 1

5.09 Sq Ft

Face Lit Channel Letters

- Flush mount to fascia using hardware

Provided By Others - All below to be provided by others

- 120V Primary electrical brought to sign location
- Primary electrical connection by others

Colors Specifications

- 1** Coil Stock
Dark Gray #119; Gloss Finish
Returns
- 2** Trim Cap
3/4" Jewelite Bronze 313
- 3** Translucent Vinyl
Dunkin' Orange; 3M 3M 3630-3202
1st Surface Application
- 4** Translucent Vinyl
Dunkin' Pink; 3M 3630-1511
1st Surface Application
- 5** Paint
Dunkin' Orange; Gloss Finish
Paint to Match PMS 3564C
- 6** Material
1/2" White PVC
Registration Mark



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New Bedford, MA 02745
800.544.0961 | poyantsigns.com



3915 S. Salina St. Syracuse NY 13205

Project: 23647
Dunkin'

Sales: Bill Gavigan
Date: 1-17-24
Designer: DME

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Revisions:

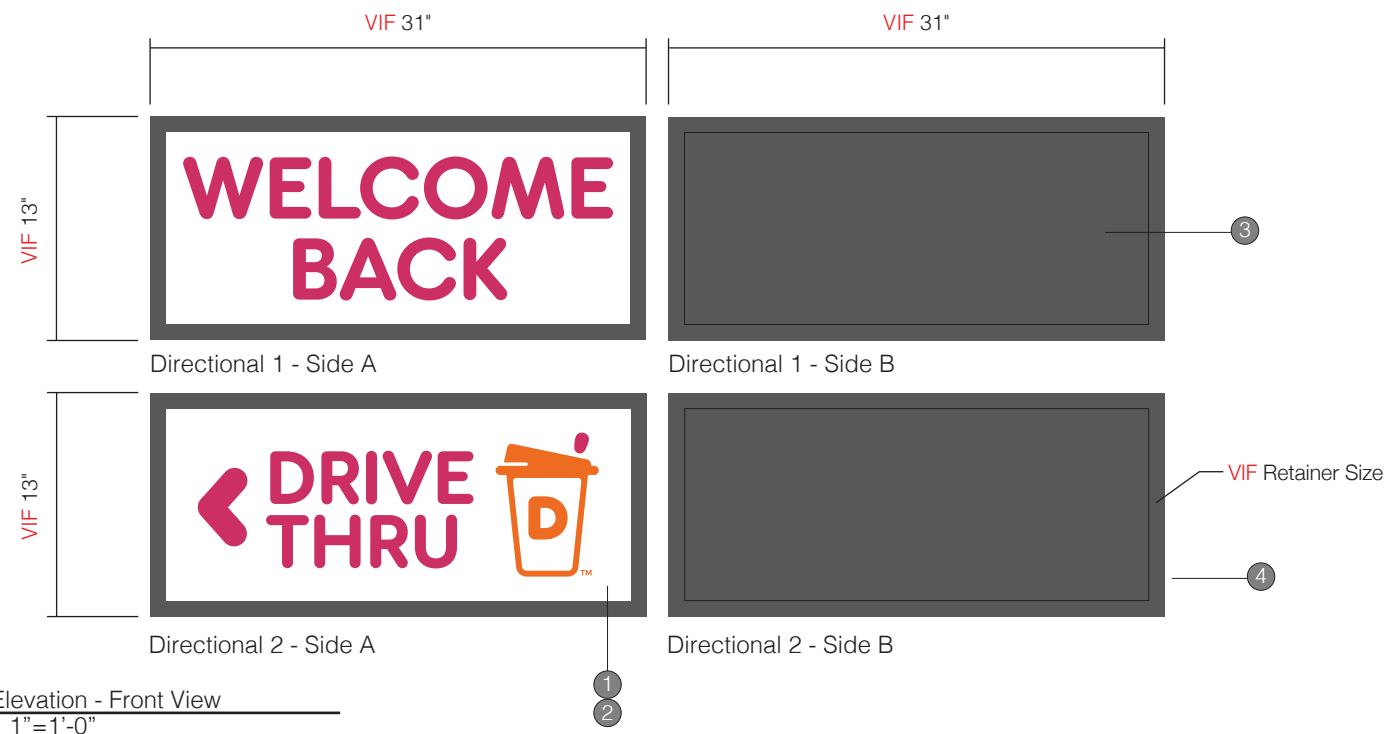


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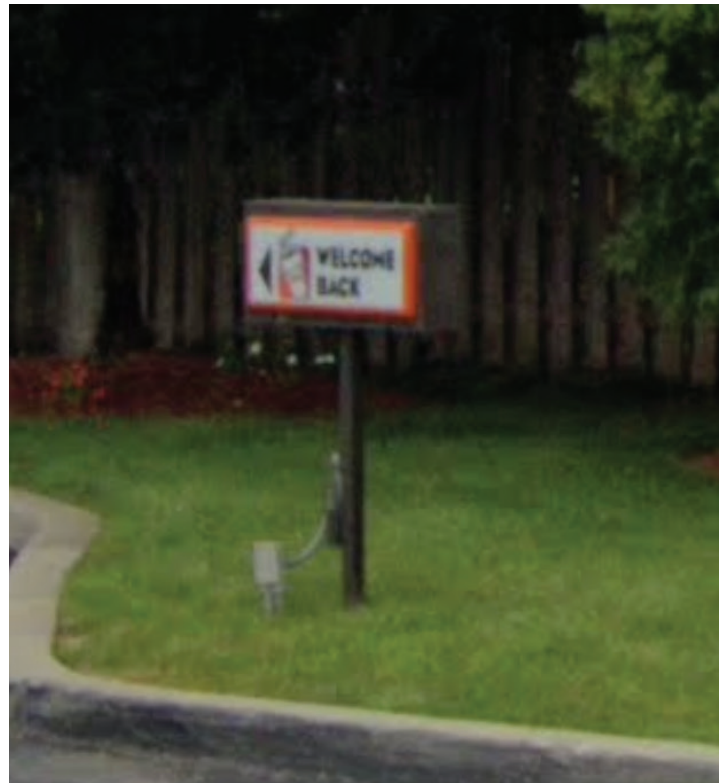
Approved By:

Date:

Face Lit Channel Letters



A Sign Elevation - Front View
Scale: 1"=1'-0"



B Photo Comp - Existing
Not to Scale



C Photo Comp - Proposed
Not to Scale

Specifications

Qty = 2 2.79 Sq Ft
 (Qty: 1) D/F "Welcome Back"/BLANK
 (Qty: 1) D/F "Drive Thru" w/ Left Arrow/BLANK

Refurbish Existing Directional

*Remove Existing Faces
 *Cabinet, Blank Faces, Retainers and Poles to be sanded, primed and painted Westcott Navy

***Note: Minimum 50° to Paint in Field**

Verify in Field (VIF)

- Cabinet Size (H,W,D)
- Face Cut Size
- Retainer Size & VO
- Lamp Size, Quantity

Colors & Materials

1 Digital Print
 (Qty: 2) Approx 13 1/4" x 31 1/4"
 -Qty: 1 "Welcome Back"
 -Qty: 1 "Drive Thru" w/ Left Arrow
 Translucent Digital Print
 Kiss cut around perimeter
2nd Surface Application

2 Face Material
 (Qty: 2) Approx 13" x 31"
 1/8" Clear Solar Grade Polycarbonate

3 Face Material
 (Qty: 2) Approx 13" x 31"
 3mm ACM

4 Paint in Field
 Westcott Navy; Satin Finish
 Benjamin Moore 1624



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 New Bedford, MA 02745
 800.544.0961 | poyantsigns.com



3915 S. Salina St. Syracuse NY 13205

Project: 23647
 Dunkin'

Sales: Bill Gavigan
 Date: 1-17-24
 Designer: DME

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Revisions:

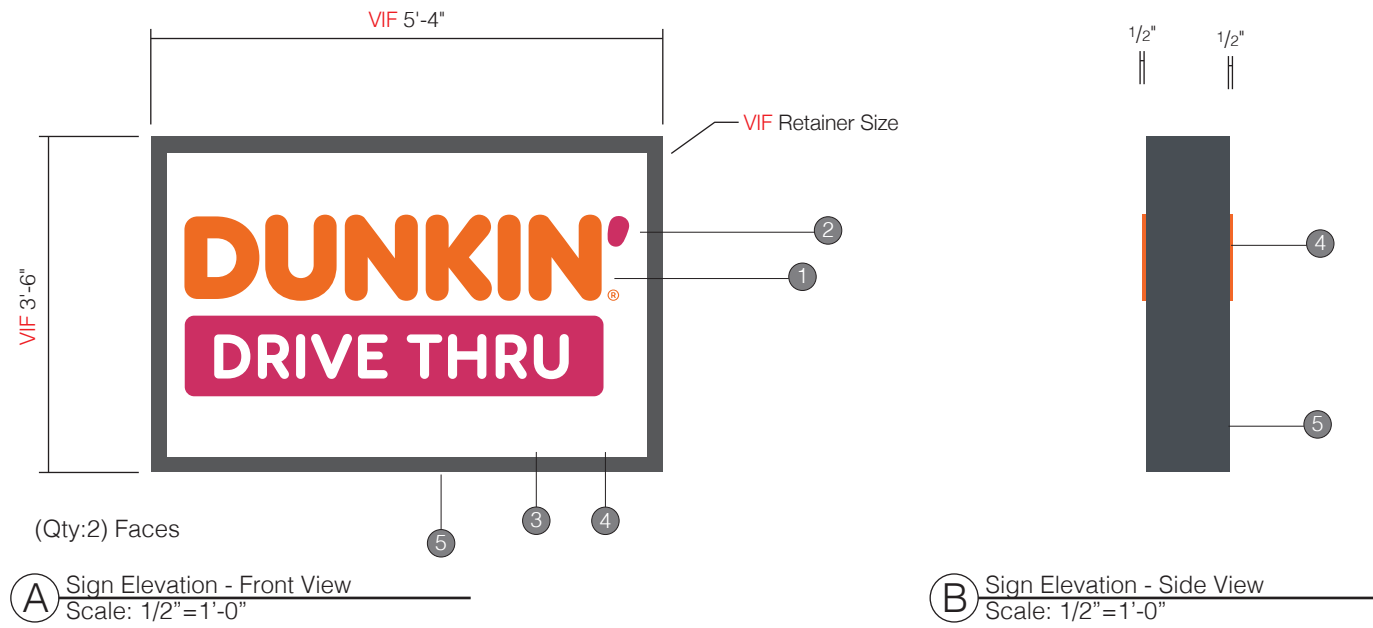


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Approved By:

Date:

Refurbish Existing Directional Illuminated



Specifications

Qty = 1 18.66 Sq Ft

Refurbish Existing Pylon

*Remove Existing (Qty:2) Faces
 *Cabinets, Retainers and Poles to be sanded, primed and painted Westcott Navy

***Note: Minimum 50° to Paint in Field**

Verify in Field (VIF)
 - Cabinet Size (H,W,D)
 - Face Cut Size
 - Retainer Size & VO
 - Lamp Size, Quantity

Colors & Materials

- 1** Painted Translucent Graphics
DD Orange - to Match 3M 3630-3202
2nd Surface
- 2** Painted Translucent Graphics
DD Pink - to Match PMS 3M 3630-1511
2nd Surface
- 3** Painted Translucent Graphics
White
2nd Surface
- 4** Formed Faces
(Qty: 2) Approx. 3'-6" h x 5'-4" w
Clear solar grade polycarbonate
"Dunkin'" to be embossed 1/2"
- 5** Paint in Field
Westcott Navy; Satin Finish
Benjamin Moore 1624



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 New Bedford, MA 02745
 800.544.0961 | poyantsigns.com



3915 S. Salina St. Syracuse NY 13205

Project: 23647
 Dunkin'

Sales: Bill Gavigan
 Date: 1-17-24
 Designer: DME

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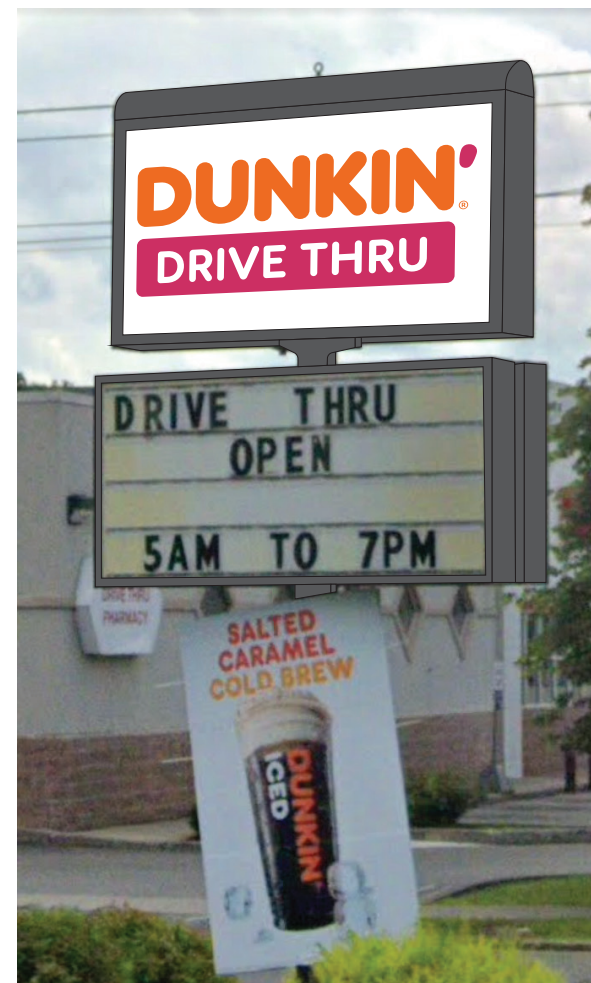
Approved By:

Date:

Refurbish Existing Pylon



C Photo Comp - Existing
 Not to Scale



D Photo Comp - Proposed
 Not to Scale

Project:	SP-99-05M2
Date:	2/12/2024

**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-99-05M2

Date: 2/12/2024

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.

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.

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

2/12/2024

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 - 02/05/2024
 Tax Map #: 072.-06-19.1
 Owners: Bapa S Salina RE LLC
 Zoning: CM

Address	Date	Transaction	Transaction Type	Status	Description
3919 Salina St S	11/07/18	Completed Complaint	Trash/Debris-Private, Occ	Completed	2018-33197 (AKA Dunkin Donut 3915 S. Salina) Trash and debris around the dumpster area
3919 Salina St S	11/07/18	Inspection	Complaint Inspection	Pass	
3919 Salina St S	03/12/20	Inspection	Complaint Inspection	Pass	
3919 Salina St S	05/07/20	Inspection	Complaint Re-Inspection	Pass	
3919 Salina St S	09/14/20	Inspection	Complaint Inspection	Fail	
3919 Salina St S	09/16/20	Violation	SPCC - Section 27-72(c) - Fences	Closed	
3919 Salina St S	01/21/22	Completed Complaint	Property Maintenance-Ext	Completed	2020-04241 Dunkin Donuts - Fence in disrepair on Fillmore side (May have been clipped by a snow plow)
3919 Salina St S	10/27/22	Inspection	Complaint Inspection	Pass	
3919 Salina St S	04/21/23	Project	SP - Restaurant	Approved	SP-99-05M1 Modify floor plan, elevations, and signage for an existing restaurant (DnD)
3919 Salina St S	06/05/23	Permit Application	Com. Reno/Rem/Chg Occ	Issued	48849 Dunkin Donut remodel
3919 Salina St S	01/23/24	Permit	Com. Reno/Rem/Chg Occ	Open	48849 Dunkin Donut remodel Expires 01/23/2025
3919 Salina St S	01/23/24	Inspection	Inspector Notification	In Progress	
3919 Salina St S	01/23/24	Inspection	Fire Inspector Notification	<None>	
3919 Salina St S	01/26/24	Project	SP - Restaurant	Active	SP-99-05M2 Special Use Permit Modification. Change the approved sign plan in SP-99-05M1.
3919 Salina St S	02/01/24	Inspection	Framing Before Enclosing	In Progress	

Jake Dishaw
Zoning Administrator

300 South State St, Suite 700
Syracuse, NY 13202



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: APD Engineering & Architecture, PLLC
From: Zhitong Wu, Zoning Planner
Date: 2/6/2024 10:34:45 AM
Re: SP - Restaurant SP-99-05M2
3919 Salina St S, Syracuse, 13205

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
Planning Commission	Pending	01/26/2024		
Common Council	Pending	01/26/2024		
Zoning Planner	Approved	02/06/2024	Zhitong Wu	The proposed new signs are in compliance with the conditions of SP-99-05M1.