



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

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

<u>SP-24-05</u>	<i>Staff Report – March 25th, 2024</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	124-26 Dell Street, Syracuse, NY 13210 (Tax Map ID: 046.-06-04.0)
<i>Summary of Proposed Action:</i>	A Special Use Permit to allow a restaurant greater than 1,000 SF in an MX-2 Zone District. The Property was formally two restaurant spaces across two floors and the applicants are proposing to combine the spaces into a single restaurant.
<i>Owner/Applicant</i>	Norman Roth, American Beach, LLC (Owner) William Pitcher, Pitcher Architect PLLC (Applicant)
<i>Existing Zone District:</i>	Neighborhood Center, MX-2 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the south, east and west are also in the Neighborhood Center, MX-2 Zone District, and to the north of the property is the Small Lot Residential, R3 Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	The scope of work involves internal renovations to the existing structure, as well as the addition of an internal staircase to combine the two restaurant spaces into one.
<i>Staff Analysis:</i>	<p><u>Pros:</u></p> <ul style="list-style-type: none"> - Restaurants have previously been allowed at this location and granting the special use permit will allow these restaurant spaces to be functional again. The cost of removing all the restaurant equipment may be too prohibitive financially for other potential commercial tenants. - The current conditions of the site have been permitted through the multiple variances granted on the site, and the applicant will not be changing any existing site features, outside of signage. - The proposed use would support the intent of the Neighborhood Center, MX-2 Zone District, and be consistent with other land uses in the surrounding neighborhood. <p><u>Cons:</u></p> <ul style="list-style-type: none"> - Not applicable.
<i>Zoning Procedural History:</i>	<p>V-10-07: A Use Variance to establish a first-floor restaurant and construct a second-floor office space. This use variance also granted waivers to allow the following:</p> <ul style="list-style-type: none"> • A front setback of 0 feet where 8 feet is required. • A side setback of 0 feet where 4 feet is required. • A rear setback of 0 feet where 12 feet is required. • A driveway width of 18 feet where 12 feet is permitted. • A parking surface coverage of 58% where 35% is permitted. • 9 off-street parking spaces where 25 spaces were required. • A waiver of parking area screening requirements. <p>PR-10-16: A Project Site Review, permitting façade alterations, construction of first floor restaurant and second-story addition for office space.</p> <p>AS-11-23: A sign waiver, waiving the area, height, and number of signs permitted.</p> <p>V-12-48: A Use Variance to establish a restaurant/health and wellness facility on the second floor. The use variance also granted waivers to allow for 9 off-street parking spaces where 42 were required for both floors of the structure.</p> <p>V-12-48M1: A Use variance Modification to modify the previously approved use variance plans to add an exterior staircase and deck to the second floor.</p>

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	<p>PR-10-16M1: A Project Site Review Modification to modify the previously approved elevations for the addition of exterior stairs and deck.</p> <p>V-12-48M2: A Use Variance Modification approving changed floor plans.</p> <p>V-10-07M1: A Use Variance Modification approving changed floor plans.</p> <p>V-12-48M3: A Use Variance Modification approving changed floor plans and new tenant in the second story restaurant space.</p>
<p><i>Summary of Zoning History:</i></p>	<ul style="list-style-type: none"> - On 04/15/10, the BZA approved a Use Variance, V-10-07 that waived the front, side, and rear setbacks, off-street parking spaces required, screening of parking area, maximum parking surface coverage, maximum driveway width, and uses permitted within a Residential District, Class AA Zone District; to establish a first-floor restaurant space and construct a second-floor office space. - On 06/21/10, a Project Site Review, PR-10-16, was approved via a Zoning Administrator Decision Letter, to allow for façade alterations and interior renovations to construct a restaurant space on the first floor and construct a second-floor office space. - On 08/30/11, a Sign Waiver, AS-11-23, was approved via ZA Decision Letter to allow the installation of five total signs. Two wall signs on the front façade, which were 2' x 10'2" and 2' x 6'. Three signs on the rear façade which were 1'6" x 8', 1'6" x 5', and 3' x 4'. One ground sign on the front of the parcel which was 3' x 6'. - On 09/20/12 the BZA approved a Use Variance, V-12-48, which permitted the use of a restaurant/health and wellness facility on the second floor of the structure. The variance also permitted the existing nine off-street parking spaces when forty-two would've been required for all the uses on the lot. - On 05/09/13 the BZA approved a Use Variance Modification, V-12-48M1, to modify the previously approved floor plans and construct a second story deck with a set of stairs. The modification also permitted the nine off-street parking spaces where forty-five are required across all the uses on the parcel. - On 05/28/13 a Project Site Review Modification, PR-10-16M1, was approved via a Zoning Administrator Decision letter, to allow for the installation of the exterior second story deck as well as internal changes. - On 12/15/17 a Use variance Modification, V-12-48M2, was approved via a Zoning Administrator Decision letter, to allow for internal renovations to the second-floor restaurant space. The renovations included the removal of cabinets, counters, installing two coolers, and installing a refrigerator in the storage room. - On 11/15/18 a Use Variance Modification, V-10-07M1, was approved via a Zoning Administrator Decision letter to allow for internal renovations to the first-floor restaurant space. The renovations included installing four beverage coolers, reduced customer seating to forty customers, added shelving, addition of two worktables, addition of a prep sink, addition of a hand sink, addition of a three-bay sink, addition of a dishwasher, and the installation of a ten-burner stove. - On 02/18/21 a Use Variance Modification, V-12-48M3, was approved via a Zoning Administrator Decision letter, to allow a new tenant to move into the second-floor restaurant space and make renovations. Renovations included rearranging customer area and kitchen, installation of a new exterior rear wall vent with surrounding railing, and a new exhaust vent protruding through the roof.
<p><i>Code Enforcement History:</i></p>	<p>See attached code enforcement history.</p>
<p><i>Zoning Violations:</i></p>	<p>The proposed lot has no zoning violations as the site has been permitted via its past variances. However, the building does cross the rear property line and the zoning office has</p>

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	no record of an existing easement.
Summary of Changes:	This is not a continued application.
Property Characteristics:	The subject property is regular in shape with 40 feet of frontage on Dell Street and a lot depth of approximately 140 feet.
SEQR Determination:	Pursuant to 6 NYCRR §617.5(c)(2), the proposal is a Type II action.
Onondaga County Planning Board Referral:	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-1, m and n

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

- Special Use Permit Application
- Short Environmental Assessment Form Part 1
- Elevation Survey. Kown as 124-126 Dell Street, City of Syracuse, County of Onondaga, State of New York. R.J. Lighton Sr. Land Surveying. Scale 1"=20'. Dated 09/28/09.
- Architectural Plans (Sheet No. T-1, L-1, A-1, and A-2) prepared by Pitcher Architect PLLC. Job # 223-42. Dated 02/01/2024.
- Signage Plans dated 02/07/2024.

Attachments:

Special Use Permit Application

Short Environmental Assessment Form Part 2 & Part 3

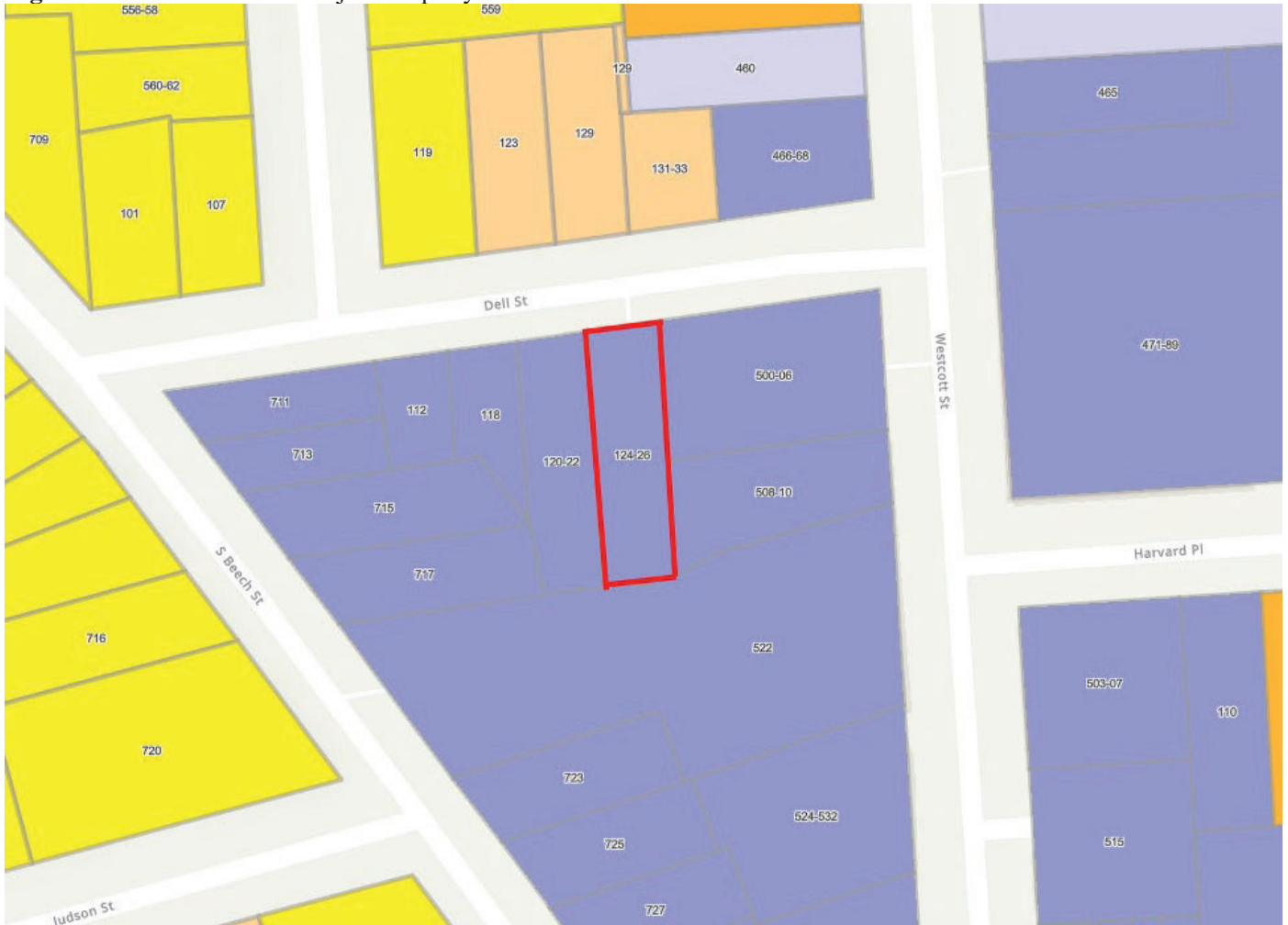
Code Enforcement History

IPS Comments from City Departments

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Context Maps:

Figure 1: Zone District of Subject Property



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

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

SP-24-05

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of Embassy Suites on 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

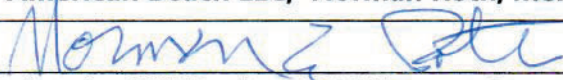
This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed or emailed submissions will not be processed. If you wish to discuss the application with a member of our staff, please call ahead for an appointment.

General Project Information

Business/project name: "Saffron House" restaurant		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 124-26 Dell Street; Syracuse, NY 13210		
Lot numbers: 04.0	Block number: 06	Lot size (sq. ft.) 5,580
Current use of property: restaurant	Proposed: restaurant	
Current number of dwelling units (if applicable): none	Proposed: none	
Current hours of operation (if applicable): vacant	Proposed: M-Sat 11am-9 pm Sun noon-9pm	
Current onsite parking (if applicable): eight	Proposed: 8 = 1 ADA	
Zoning (base and any overlay) of property: Rezoned MX-2. Resolve all previous Use Variances.		
Companion zoning applications (if applicable, list any related zoning applications):		
Has the owner obtained a certificate of use: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size: 27"H x27"W	Type: ground, opaque	Location: ground, at sidewalk
Size: 8'-6"W x 1'-9"H	Type: wall, illuminated	Location: on balcony railing
Nature and extent of Special Use requested (attach additional pages if necessary): New Special Use permit to replace old Use Variances. Continuation of Food and Beverage use as a restaurant(s) for over 10 years. Constructing new interior stairway to change from two tenant spaces into one 2-story tenant space. New tenant will serve exotic Indian cuisine. Applying for Liquor License. Requesting waivers on setbacks and parking requirements.		

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: American Beach LLC; Norman Roth, Member	
Signature: 	Date: 2/9/24
Mailing address: University Hill Realty, 500 Westcott Street; Syracuse, NY 13210	

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.

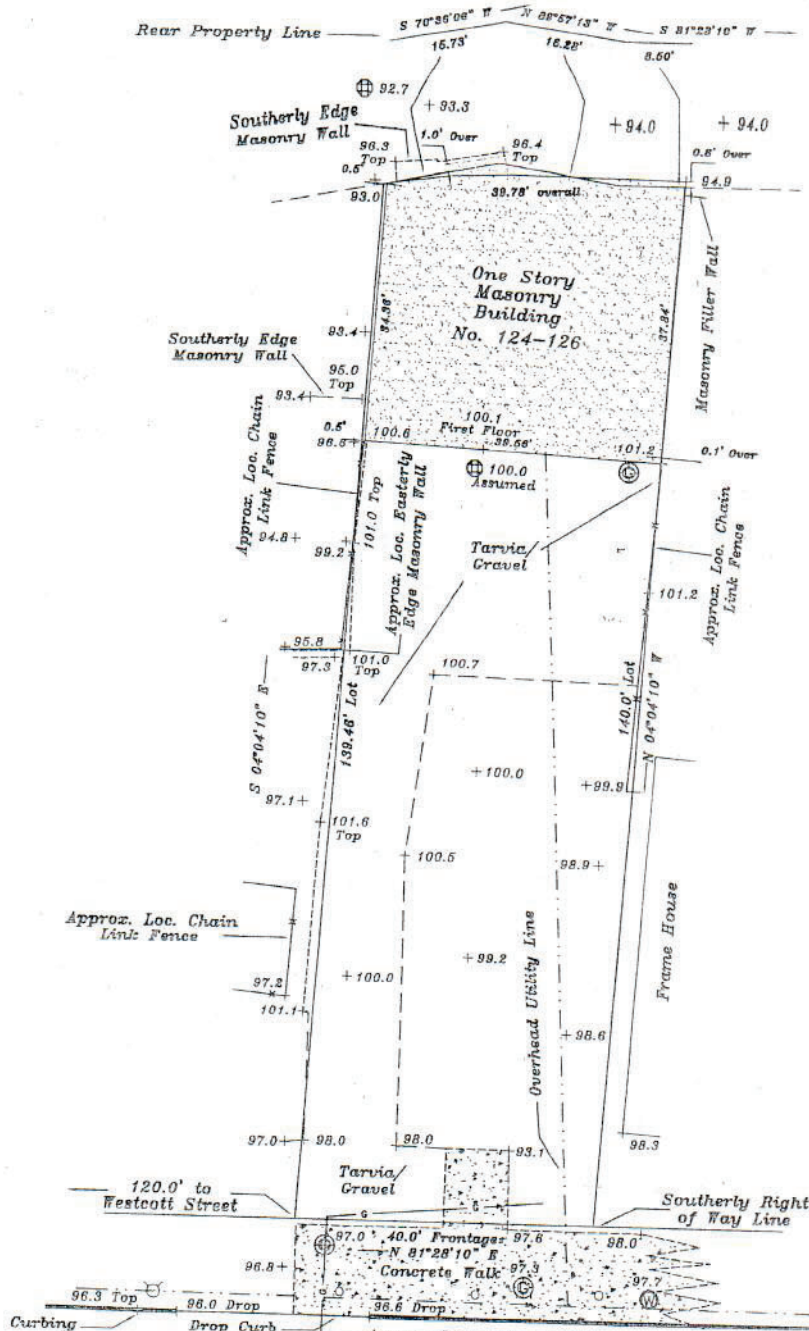
Part 1 - Project and Sponsor Information			
Name of Action or Project: SAFFRON HOUSE RESTAURANT			
Project Location (describe, and attach a location map): 124-26 DELL STREEET, SYRACUSE, NY 13210			
Brief Description of Proposed Action: Special Permit application from Syracuse Zoning Administration. Building Permit from Syracuse Central Permits. Only interior construction, no exterior work			
Name of Applicant or Sponsor: American Beach LLC; Norm Roth, member		Telephone: 315 422 0709	
		E-Mail: nroth@universityhill.com	
Address: 500 Westcott Street			
City/PO: Syracuse		State: New York	Zip Code: 13210
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

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: <u>NORMAN RETH</u>	Date: <u>2/9/24</u>	
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?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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"/>



LEGEND

These standard symbols may be found in the drawing and are not drawn to scale.

- ⊕ Catch Basin
- ⊙ Gas Valve/Meter
- Clean Out
- ⊗ Water Valve
- ⊕ Utility Pole
- + 0.0 Elevation Point

Dell Street

Elevations as depicted hereon are on assumed datum.

<p>R.J. LIGHTON SR. LAND SURVEYING 886 E. Brighton Ave., Syracuse, New York 13205 Phone: (315) 492-2493</p>	Elevation Survey on Part of Lot# 75 of the Campbell Tract.	
	Known as No. 124-126 Dell Street, City of Syracuse, County of Onondaga, State of New York.	
I hereby certify that this map was made from an actual survey and same is correct.	Drawn by: <i>MJM</i> Scale: 1" = 20' Date: 09-28-09	Revisions:
R.J. Lighton Sr. NYSLS 45373 J.R. Lighton NYSLS 50608 M.J. McCully NYSLS 50696		

ADDRESS: 124-126 DELL STREET
 TAX ID: 046-06-04.0

OLD ZONING CODE

PREVIOUS EXISTING USE VARIANCES FOR COMMERCIAL USE IN A RESIDENTIAL ZONE.

ALL VARIANCES MADE VOID BY RE-ZONE SYRACUSE 2023.

- VARIANCES:
 - V-10-01 ORIGINAL USE VARIANCE COMMERCIAL USE ON A RESIDENTIAL ZONED PROPERTY
 - A5-11-23 ORIGINAL SIGNAGE APPROVAL

MODIFICATIONS: SECOND FLOOR, NEW TENANT, SAINT URBAN WINE BAR
 5-23-2011 - SECOND FLOOR RENOVATED + DECK ADDED
 10-15-2018 - FIRST FLOOR, NEW TENANT 'SAINT URBAN'

REZONE SYRACUSE 2023

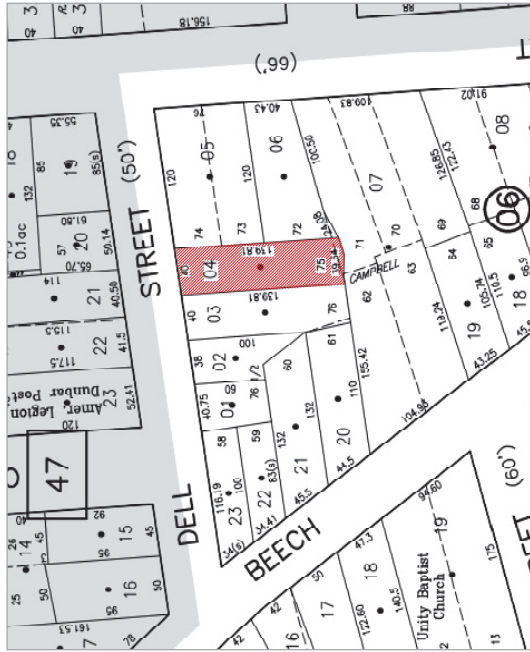
PROPERTY RECLASSIFIED AS "RX-2" MIXED USE.
 RX-2 PERMITTED USES: BEVERAGE CAFE, RESTAURANT
 LESS THAN 1000 SF
 RX-2 SPECIAL PERMITS: BAR, MICROBREWERY, RESTAURANT
 GREATER THAN 1000 SF.

PROPOSED CHANGES AND USE:
 PREVIOUSLY TWO TENANTS, ONE ON EACH FLOOR
 PROPOSED ONE TENANT, ON BOTH FLOORS
 COMBINED SQUARE FOOTAGE IS UNCHANGED
 FROM PREVIOUS TOTALS:

1ST FLOOR: 1484 GSF. NET RENT 1249 NSF
 2ND FLOOR: 1316 GSF. NET RENT 1072 NSF
 TOTALS: 2800 GSF



OFF-STREET PARKING: (TABLE 4.1)
 RESTAURANT GREATER THAN 1000 SF
 1 PER 200 SF
 (4.1.C.2) ALL SQUARE-FOOTAGE ... SHALL BE COMPUTED ON
 GROSS FLOOR AREA OF THE SUBJECT USE ...
 2,800 GSF / 2000SF = 14 PARKING SPACES



TAX MAP (NOT TO SCALE)

RECLASSIFICATION: REQUESTED WAIVERS:
 REQUIRED SETBACK: ALL PROPERTY LINES
 STREET LINE PLANTING SCREENING.

- 3.3.C.101.1 - CONTINUED OPERATION FOR EXISTING PERMITS DO NOT CHANGE PREVIOUS TOTAL GROSS SQUARE FEET.
- 3.3.C.101.1.1 - CHANGES BY RIGHT MAINTAIN EXISTING FLOOR AREAS. RE-ARRANGEMENT OF INTERIOR SPACES DOES NOT INCREASE FLOOR AREA, OR CUSTOMER AREA. (PROPOSED CHANGE IS NEW INTERIOR STAIR BETWEEN 1ST + 2ND FLOORS)
- 4.5 LANDSCAPE SCREENING:

- GENERAL NOTES:
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
 - CONTRACTOR SHALL COMPLY WITH THE N.Y.S. UNIFORM FIRE PREVENTION AND BUILDING CODE, ALL GOVERNING CODES AND REGULATIONS, AND ALL OFFICIALS HAVING AUTHORITY OVER THE PROJECT.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS OF STRUCTURE, ELECTRICAL, SANITARY, DRAINS, AND NATURAL GAS PIPING.

TABLE OF CONTENTS

T-1	ZONING
L-1	ZONING: EXISTING SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	ELEVATIONS



1-15-2021

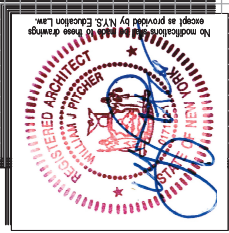
124 Feigel Avenue
 Syracuse, N.Y. 13203

PITCHER architect pllc

315.474.1219

SAFFRON HOUSE Sp. Permit
 124-126 Dell Street, 2nd floor
 Syracuse, NY

T-1

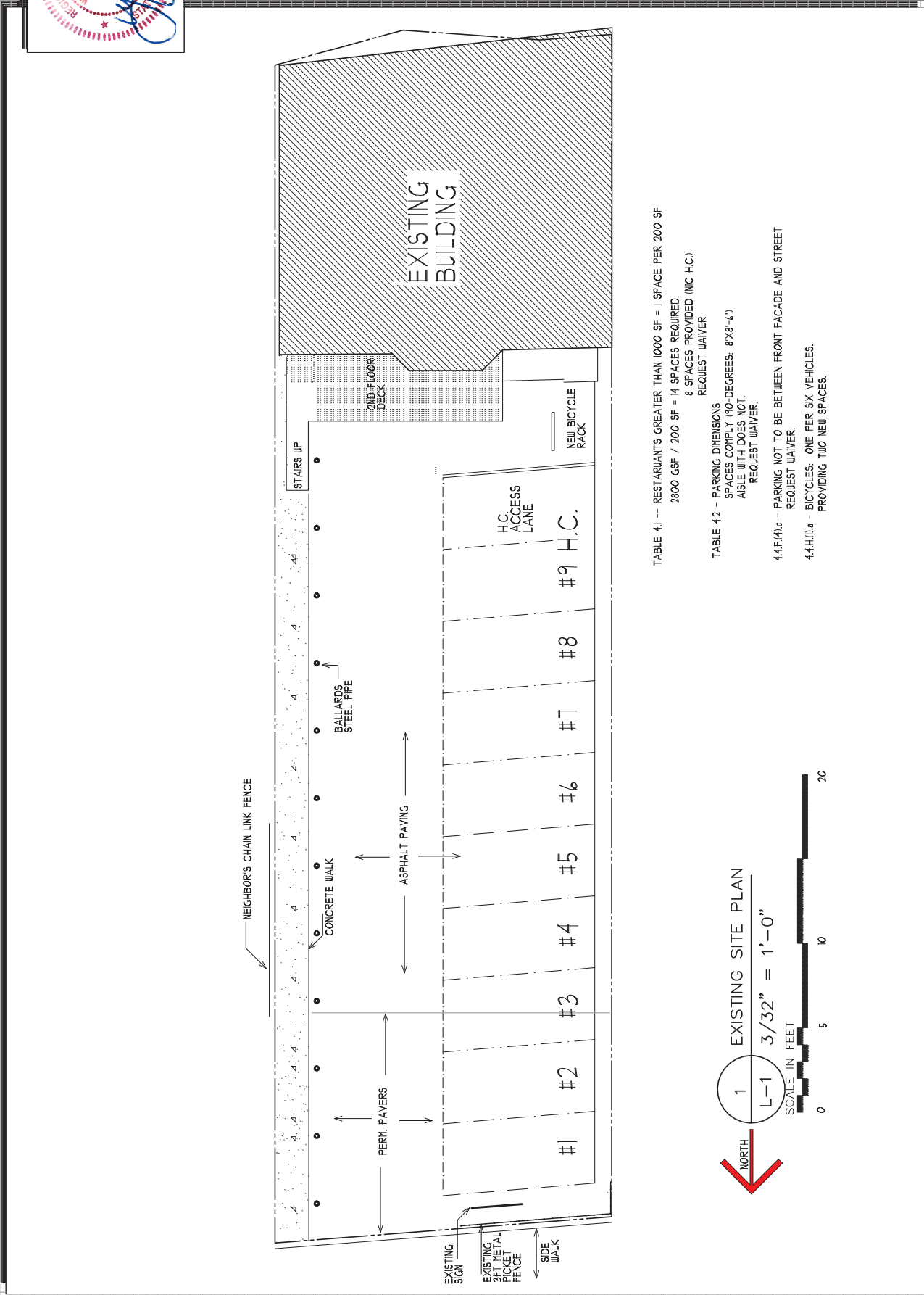


JOB#: 223-42
DATE: 2-2024

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

SP PERMIT - RESTAURANT
SAFFRON HOUSE
126 DELL STREET
SYRACUSE, NY
©Pitcher Architect pllc, 2023. All rights reserved. Drawings are instruments of service and remain the property of the Architect.

EXISTING
SITE PLAN &
ZONING
NOTES



EXISTING BUILDING

NEIGHBOR'S CHAIN LINK FENCE

STAIRS UP

2ND FLOOR DECK

BALLARDS STEEL PIPE

CONCRETE WALK

ASPHALT PAVING

H.C. ACCESS LANE

NEW BICYCLE RACK

EXISTING SIGN

EXISTING METAL PICKET FENCE

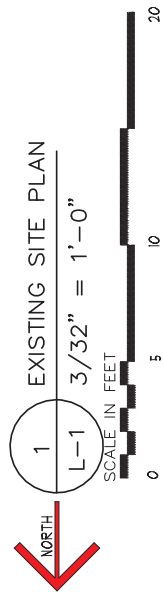
SIDE WALK

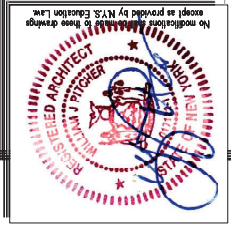
TABLE 4.1 -- RESTAURANTS GREATER THAN 1000 SF = 1 SPACE PER 200 SF
2800 GSF / 200 SF = 14 SPACES REQUIRED.
8 SPACES PROVIDED (INC H.C.)
REQUEST WAIVER

TABLE 4.2 - PARKING DIMENSIONS
SPACES COMPLY (90 DEGREES: 18'X8'-6")
ANGLE WITH DOES NOT.
REQUEST WAIVER.

4.4.F.(4).2 - PARKING NOT TO BE BETWEEN FRONT FACADE AND STREET
REQUEST WAIVER.

4.4.H.(1).a - BICYCLES, ONE PER SIX VEHICLES.
PROVIDING TWO NEW SPACES.





JOB#: 223-42
DATE: 2-1-2024

124 Pellet Avenue
Syracuse, N.Y. 13203
PITCHER architect inc.
315.474.1219

SP PERMIT - RESTAURANT
SAFFRON HOUSE
126 DELL STREET
SYRACUSE, NY
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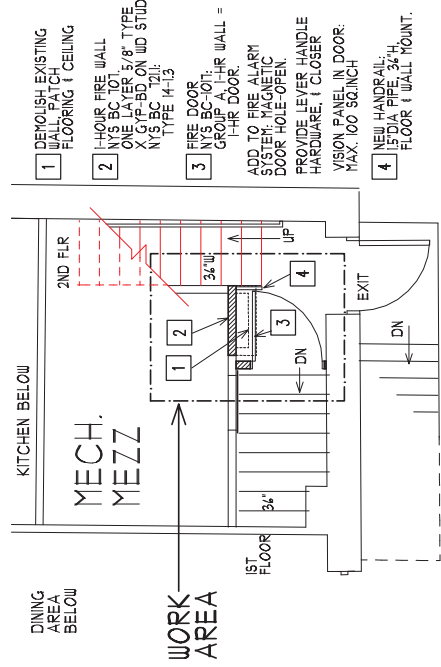
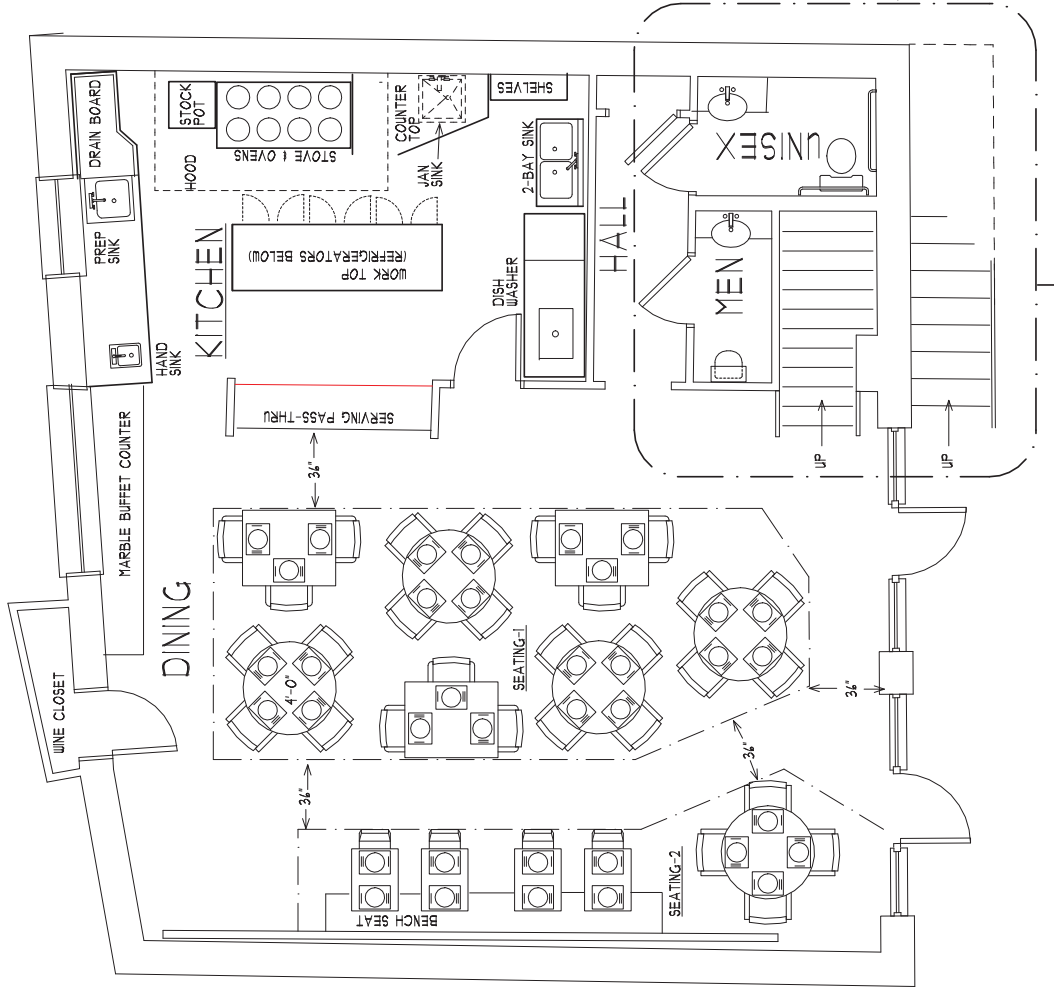
FIRST FLOOR PLAN & NOTES
A-1

NYS EXISTING BUILDINGS 2020

ALTERATIONS LEVEL 2 - RELOCATING WALL WORK AREA METHOD

2ND FLOOR EXISTING: TWO EXITS REQUIRED. EXISTING STAIR FROM 1ST FLOOR TO 2ND FLOOR JOINS A REQUIRED EXIT PATHWAY. TO MAINTAIN EXISTING EXIT PATHWAY, NEW FIRE DOOR IS TO BE INSTALLED AT MEZZANINE LANDING TO MAINTAIN FIRE RATING OF EXIT PATHWAY.

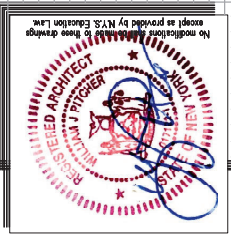
NUMBER OF OCCUPANTS:			
SPACE	NET SF	SF/OCC	OCCUPANTS
KITCHEN	324	200	2
TABLES-1	240	15	18
TABLES-2	123	15	9
CIRC/LAVS	540	150	4
	1249 NSF		33
MEZZANINE	1494 GSF		
	151 NSF		



2 MEZZANINE LEVEL
A-1 3/16" = 1'-0"

1 FIRST FLOOR
A-1 3/16" = 1'-0"

1 2 3 4 8 SCALE IN FEET 16



PREVIOUS
JOB# 212-24
212-24
211-21
211-01

JOB# 223-42
DATE: 2-1-2024

124 Pellet Avenue
Syracuse, N.Y. 13203
315.474.1219

PITCHER architect inc.

SP. PERMIT - RESTAURANT
SAFFRON HOUSE
126 DELL STREET
SYRACUSE, NY

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2ND FLOOR
PLAN
SEATING AREA
& NOTES
A-2

EXIT PATHWAY RECONFIGURATION:

NYS BLDG CODE 2020

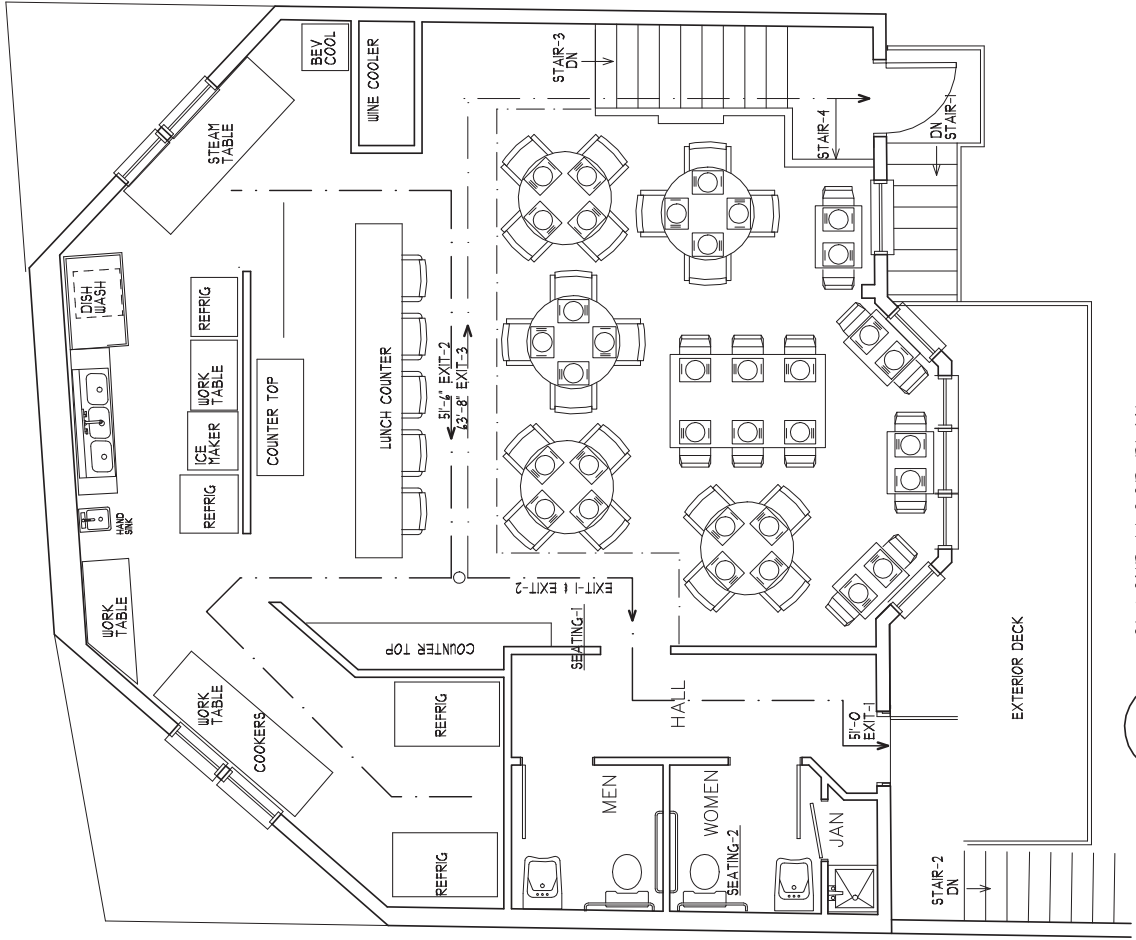
EXISTING: 2ND FLOOR = 2 EXIT STAIRS
PROPOSED: CREATE NEW INTERVAL STAIR BETWEEN 1ST & 2ND FLOORS.

NYS BC 1004.2.3(1): GROUP A, 2ND FLOOR, SINGLE EXIT IS NOT PERMITTED.
NYS BC 1004.2.3(2): THIS DISK MAIN ENCLOSED, NEED TO INCLUDE STAIR #3 AND DOOR BETWEEN STAIR #3 & STAIR #4 TO PREVENT UNENCLOSED STAIR BETWEEN TWO FLOORS SITUATION.

EXIT PATHS: TWO PROVIDED
EXIT-1: 5'-0"
EXIT-2: 5'-0"
EXIT-3: 4'-8"
EXIT-4: 4'-8"
NYS-BC 1011.2 EXIT ACCESS: GROUP-A, MAX 200FT WITHOUT SPRINKLER = OK

NUMBER OF OCCUPANTS:

SPACE	NET SF	SF/OCC	OCCUPANTS
KITCHEN	440	200	3
TABLES-1	505	15	34
CIRC/LAYS	221	150	2
	1192 NSF		39
	1316 GSF		
EXTERIOR DECK	148 SF		



1 SECOND FLOOR PLAN

3/16" = 1'-0"



Project: Special Permit application - Saffron House
124-26 Dell Street; Syracuse, NY 13210

Date: 2-7-2024

Page 1 of 1



SIGN 1 –
GROUND SIGN

Parking sign, will remove “Saint Urban” text and insert “Saffron House”



SIGN 2 –
WALL SIGN

New sign below bay window mounted on balcony, light-box style “Saffron House.”

Remove all existing other signs.

Agency Use Only [If applicable]

Project: SP-24-05

Date: 03/25/2024

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"/>

PRINT FORM

Project: SP-24-05

Date: 03/25/2024

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 Planning Commission
Name of Lead Agency

03/25/2024
Date

Steven Kulick
Print or Type Name of Responsible Officer in Lead Agency

Chairman
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 - 03/21/2024
 Tax Map #: 046.-06-04.0
 Owners: American Beech LLC
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
124-26 Dell St	07/12/93	Project	Cert. of Suitability	Approved	CS-93-23 ZURICK MALLIN
124-26 Dell St	07/07/00	Project	Cert. of Suitability	Approved	CS-00-07 STEMPED III, LLC (NORM ROTH) 3 APTS + 2 RETAIL IN FRONT PLUS AUTO BODY REPAIR AT REAR.
124-26 Dell St	04/15/10	Project	Variance (Converted)	Approved	V-10-07 ESTABLISH A 1ST FLOOR RESTAURANT & CONST 2ND FLOOR OFFICE MODIF. APPROVED 9/15/11 - ELECTRIC AUTO CHARGING STATION (1st and 2nd Floor) see also V-12-48
124-26 Dell St	06/21/10	Project	Project Site Review	Approved	PR-10-16 NEW CONSTRUCTION AND FACADE ALTERATIONS renovate first floor for a restaurant and construct a second story addition for office space
124-26 Dell St	08/30/11	Project	Sign Waiver	Approved	AS-11-23 WAIVER OF AREA, HEIGHT, AND NUMBER
124-26 Dell St	06/11/12	Permit Application	Electric	Issued	06866 Installation/replacement of Car Chargers
124-26 Dell St	06/12/12	Inspection	Inspector Notification	In Progress	
124-26 Dell St	08/13/12	Inspection	Rough-In Wiring Before Enclosing	Pass	
124-26 Dell St	08/16/12	Project	Pre-Development	Approved	Juice Bar Convert 2nd floor (above Taste of India) to a juice bar.
124-26 Dell St	09/20/12	Project	Variance (Converted)	Approved	V-12-48 TO ESTABLISH A RESTAURANT (2ND FLOOR ONLY) see also V-10-07
124-26 Dell St	09/27/12	Completed Permit	Electric	Certificate Issued	06866 Installation/replacement of Car Chargers Certificate of Completion #06866
124-26 Dell St	10/09/12	Inspection	Final Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
124-26 Dell St	10/12/12	Permit Application	Com. Reno/Rem/Chg Occ	Issued	08663 Tenant: 'Koinonia' Additional Information for exterior deck and stair structure submitted (01-09-2014). Additional details for wall and exterior elevated deck construction per the attached architectural plans revised (12/15/2013). New Zoning approval (01/09/2013). Comply with all original reviews and approvals. Revised Plans: Submitted (06-05-2013) New Code Review Submitted (06-25-2013) Contact: Bill Pitcher - 1-315-474-1219
124-26 Dell St	05/09/13	Project	Variance (Converted)	Approved	Buildout of 2nd flr of a type Va construction building for use as an A-2 occupancy cafe/juice bar per the attached architectural plans dated 3/19/2013. The att'd chapter 13 code & the att'd NYS variance petition #2013-0118. Comply w/all att'd reviews & approvals. Seperate permits are req'd for any & all electric/hvac/plmg/fire alarm/etc. Comply with Chapter 33 of the Building Code of NYS for safeguards during construction.
124-26 Dell St	05/28/13	Project	Project Site Review	Approved	V-12-48 M1 USE VARIANCE MODIFICATION TO CHANGE A SECOND FLOOR ENTRANCE AND TO CONSTRUCT A DECK (2ND FLOOR ONLY) see also V-10-07
124-26 Dell St	08/01/13	Permit Application	Electric	Issued	PR-10-16M1 MODIFY APPROVED ELEVATIONS (MOVE STAIRWAY AND ADD FRONT DECK)
124-26 Dell St	08/01/13	Completed Permit	Electric	Certificate Issued	11971 Electrical Installation for "KOINONIA" 2nd Floor Tenant
124-26 Dell St	09/10/13	Inspection	Initial Inspection	Pass	11971 Electrical Installation for "KOINONIA" 2nd Floor Tenant Certificate of Completion #11971
124-26 Dell St	09/16/13	Inspection	Framing Before Enclosing	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
124-26 Dell St	09/26/13	Inspection	Insulation Before Enclosing	Pass	
124-26 Dell St	10/04/13	Inspection	Fire Separations	Fail	
124-26 Dell St	10/09/13	Inspection	Rough-In Wiring Before Enclosing	Pass	
124-26 Dell St	10/10/13	Inspection	Fire Separations	In Progress	
124-26 Dell St	10/14/13	Inspection	Final Inspection	In Progress	
124-26 Dell St	10/24/13	Inspection	Fire Separations	Pass	
124-26 Dell St	11/07/13	Permit Application	Fire Alarm	Issued	13315 Koionia Fire Alarm 2nd floor
124-26 Dell St	11/27/13	Inspection	Framing Before Enclosing	Pass	ALARM SERVICES of CNY
124-26 Dell St	12/02/13	Permit Application	HVAC/Mechanical	Issued	13540 FURNACE
124-26 Dell St	12/02/13	Completed Permit	HVAC/Mechanical	Certificate Issued	13540 FURNACE Certificate of Completion #13540
124-26 Dell St	12/03/13	Inspection	Inspector Notification	In Progress	
124-26 Dell St	12/05/13	Inspection	Progress Inspection	In Progress	
124-26 Dell St	12/06/13	Inspection	Progress Inspection	In Progress	
124-26 Dell St	12/12/13	Inspection	Progress Inspection	In Progress	
124-26 Dell St	12/13/13	Inspection	Progress Inspection	In Progress	
124-26 Dell St	12/19/13	Inspection	Progress Inspection	In Progress	
124-26 Dell St	12/23/13	Completed Permit	Fire Alarm	Certificate Issued	13315 Koionia Fire Alarm 2nd floor
124-26 Dell St	12/24/13	Inspection	Inspector Notification	Pass	ALARM SERVICES of CNY Certificate of Completion #13315
124-26 Dell St	12/25/13	Inspection	Progress Inspection	In Progress	
124-26 Dell St	01/09/14	Inspection	Progress Inspection	Pass	
124-26 Dell St	01/31/14	Inspection	Final Inspection	Pass	
124-26 Dell St	04/18/14	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
124-26 Dell St	06/04/14	Inspection	Progress Inspection	No Progress	
124-26 Dell St	06/18/14	Inspection	Progress Inspection	Pass	
124-26 Dell St	06/24/14	Permit Application	Fire Alarm	Issued	15748 Fire Alarm
124-26 Dell St	07/24/14	Inspection	Rough-In Wiring Before Enclosing	Pass	
124-26 Dell St	07/25/14	Inspection	Fire Inspector Notification	In Progress	
124-26 Dell St	07/25/14	Inspection	Inspector Notification	Pass	
124-26 Dell St	08/25/14	Inspection	Final Inspection	In Progress	
124-26 Dell St	09/09/14	Inspection	Progress Inspection	In Progress	
124-26 Dell St	09/24/14	Inspection	Progress Inspection	In Progress	
124-26 Dell St	10/15/14	Inspection	Codes - Licensing	Pass	
124-26 Dell St	10/15/14	Inspection	Codes Electric - Licensing	Pass	
124-26 Dell St	10/15/14	Inspection	Fire Prevention - Licensing	Pass	
124-26 Dell St	10/23/14	Inspection	Progress Inspection	In Progress	
124-26 Dell St	11/18/14	Inspection	Final Inspection	In Progress	
124-26 Dell St	12/04/14	Permit Application	Sign	Application Expired	17702 "Koinonia" Sign
<p>Install (1) 10' x 3' lighted wall sign per the attached document. Separate permits are required for any and all electric work. Comply with Chapter 33 of the Building Code of New York State 2010 for safeguards during construction.</p> <p>Contact: Preston Harris - 1-315-395-0039</p>					
124-26 Dell St	01/08/15	Inspection	Final Inspection	In Progress	
124-26 Dell St	01/08/15	Inspection	Final Inspection	Pass	
124-26 Dell St	01/08/15	Inspection	Final Inspection	In Progress	
124-26 Dell St	01/12/15	Inspection	Final Inspection	In Progress	
124-26 Dell St	01/12/15	Inspection	Final Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
124-26 Dell St	01/22/15	Completed Permit	Fire Alarm	Certificate Issued	15748 Fire Alarm Certificate of Completion #15748
124-26 Dell St	01/22/15	Inspection	Final Inspection	Pass	
124-26 Dell St	01/26/15	Inspection	Final Inspection	Pass	
124-26 Dell St	03/13/15	Permit Application	Sign	Issued	18255 Signage
					Koinonia
					Contact: Preston Harris 359-0039
124-26 Dell St	03/26/15	Inspection	Inspector Notification	Pass	
124-26 Dell St	04/10/15	Inspection	Progress Inspection	In Progress	
124-26 Dell St	04/21/15	Inspection	Progress Inspection	In Progress	
124-26 Dell St	05/21/15	Inspection	Progress Inspection	In Progress	
124-26 Dell St	06/11/15	Inspection	Progress Inspection	In Progress	
124-26 Dell St	06/12/15	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	08663 Tenant: 'Koinonia' Additional Information for exterior deck and stair structure submitted (01-09-2014). Additional details for wall and exterior elevated deck construction per the attached architectural plans revised (12/15/2013). New Zoning approval (01/09/2013). Comply with all original reviews and approvals.
					Revised Plans: Submitted (06-05-2013)
					New Code Review Submitted (06-25-2013)
					Contact: Bill Pitcher - 1-315-474-1219
					Buildout of 2nd flr of a type Va construction building for use as an A-2 occupancy cafe/juice bar per the attached architectural plans dated 3/19/2013. The att'd chapter 13 code & the att'd NYS variance petition #2013-0118. Comply w/all att'd reviews & approvals. Separate permits are req'd for any & all electric/hvac/plmg/fire alarm/etc. Comply with Chapter 33 of the Building Code of NYS for safeguards during construction. Certificate of Occupancy #08663

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
124-26 Dell St	06/07/16	Inspection	Progress Inspection	In Progress	
124-26 Dell St	07/05/16	Inspection	Progress Inspection	In Progress	
124-26 Dell St	08/05/16	Inspection	Progress Inspection	In Progress	
124-26 Dell St	08/26/16	Inspection	Progress Inspection	In Progress	
124-26 Dell St	10/11/16	Inspection	Codes Electric - Licensing	Pass	
124-26 Dell St	10/12/16	Inspection	Fire Prevention - Licensing	Pass	
124-26 Dell St	10/12/16	Inspection	Codes - Licensing	Pass	
124-26 Dell St	10/27/16	Complaint	Cert of Use - Restaurant	x Business Closed	CU2014-0400 Taste of India
124-26 Dell St	03/14/17	Inspection	Progress Inspection	In Progress	
124-26 Dell St	03/27/17	Inspection	Progress Inspection	In Progress	
124-26 Dell St	04/11/17	Inspection	Progress Inspection	In Progress	
124-26 Dell St	05/11/17	Inspection	Progress Inspection	In Progress	
124-26 Dell St	05/12/17	Inspection	Progress Inspection	In Progress	
124-26 Dell St	07/31/17	Inspection	Progress Inspection	In Progress	
124-26 Dell St	10/17/17	Inspection	Progress Inspection	N/A	
124-26 Dell St	10/17/17	Closed Permit	Sign	Canceled	18255 Signage
					Koinonia
					Contact: Preston Harris 359-0039
124-26 Dell St	11/09/17	Project	Variance (Use)	Approved	V-12-48 M2 Floor Plan Modification (2ND FLOOR ONLY) see also V-10-07
124-26 Dell St	01/29/18	Inspection	Codes - Licensing	Pass	
124-26 Dell St	01/29/18	Inspection	Codes Electric - Licensing	Pass	
124-26 Dell St	10/22/18	Project	Variance (Use)	Approved	V-10-07 M1 Floor Plan Modification (1st FLOOR ONLY) see also V-12-48
124-26 Dell St	10/09/19	Complaint	Blue Bin: request new BB	Needs Review	2019-27687 We would like 2 larger sized blue bins, please.

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
124-26 Dell St	01/29/20	Complaint	Cert of Use - Bar	x Business Closed	CU2018-0001 Stout Beard Brewing
124-26 Dell St	02/13/20	Inspection	Fire Prevention - Licensing	In Progress	
124-26 Dell St	02/13/20	Inspection	Codes - Licensing	Pass	
124-26 Dell St	02/19/20	Inspection	Codes Electric - Licensing	Pass	
124-26 Dell St	01/22/21	Project	Variance (Use)	Approved	V-12-48 M3 Floor plan modification for new second floor restaurant tenant in a RAA zoning district (Saint Urban Wine Bar) (2ND FLOOR ONLY) waive permitted uses see also V-10-07
124-26 Dell St	03/24/21	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
124-26 Dell St	03/24/21	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
124-26 Dell St	03/24/21	Violation	2020 FCNYS - 907.8.5 - Inspection, testing and maintenance	Closed	
124-26 Dell St	12/19/22	Violation	2020 FCNYS- 907.8.5 - Inspection, testing and maintenance	Closed	
124-26 Dell St	12/19/22	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
124-26 Dell St	12/19/22	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
124-26 Dell St	01/24/24	Complaint	Certificate of Compliance	x Needs Site	CU2024-0037 Saffron House Exotic Indian Restaurant
124-26 Dell St	01/29/24	Completed Complaint	Fire Alarm	Completed	2022-10780 Anunicator panel OOS
124-26 Dell St	01/29/24	Completed Complaint	Suppression-not sprinkler	Completed	2021-07687 Inadequete hood coverage on single burner
124-26 Dell St	01/29/24	Inspection	Codes - Licensing	Fail	
124-26 Dell St	01/29/24	Inspection	Fire Prevention - Licensing	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
124-26 Dell St	01/29/24	Inspection	Codes Electric - Licensing	Fail	
124-26 Dell St	01/29/24	Violation	2020 FCNYS - 1013.1 - Where Required	Open	
124-26 Dell St	01/29/24	Violation	2020 FCNYS- - 1031.3 Obstructions	Open	
124-26 Dell St	01/29/24	Violation	2020 FCNYS- - 607.3.3 - Cleaning	Open	
124-26 Dell St	01/29/24	Violation	2020 FCNYS - 906.2 - General Requirements	Open	
124-26 Dell St	01/29/24	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Open	
124-26 Dell St	01/29/24	Violation	Section 901.4.1 - Required Fire Protection Systems	Open	
124-26 Dell St	01/29/24	Violation	2020 FCNYS- - 607.3.3.1 - Inspection	Closed	
124-26 Dell St	02/13/24	Inspection	Codes - Licensing	Fail	
124-26 Dell St	02/13/24	Inspection	Fire Prevention - Licensing	In Progress	
124-26 Dell St	02/20/24	Inspection	Complaint Re-Inspection	No Progress	
124-26 Dell St	02/27/24	Inspection	Complaint Re-Inspection	No Progress	
124-26 Dell St	02/29/24	Project	SP - Restaurant	Active	SP-24-05 A Special Use Permit to allow a Restaurant greater than 1,000 sqft in an MX-2 Zone District.
124-26 Dell St	03/05/24	Inspection	Fire Prevention - Licensing	No Progress	
124-26 Dell St	03/12/24	Inspection	Complaint Re-Inspection	No Progress	

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: American Beech LLC
From: Pat Voorheis, Zoning Planner
Date: 03/21/2024
Re: SP - Restaurant SP-24-05
124-26 Dell St, Syracuse, 13210

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

These comments will also be forwarded to the BZA for their consideration. Please modify the proposal and/or provide written comments as maybe necessary to address the comments and submit to Pat Voorheis Syracuse Zoning Office, Room 500, City Hall Commons, Syracuse, NY 13202, or Zoning@syrgov.net as soon as possible.

Please contact the Pat Voorheis, Syracuse Zoning Office at (315) 448-8640 or Zoning@syrgov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Pending	02/29/2024		
Planning Commission	Pending	02/29/2024		
DPW - Traffic Control	Approved	03/04/2024	Charles Gafrancesco	2.4.24 No concern approved
DPW - Sanitation & Sewers	Conditionally Approved	03/04/2024	Vinny Esposito	sewer lateral must be video inspected to the main sewer. Any deficiencies must be corrected by the owner/developer. Grease interceptor must be inspected and approved by WEP, plumbing control division.
Fire Prevention Bureau	Pending	03/04/2024		
Engineering - Sewers	Conditionally Approved	03/11/2024	Mirza Malkoc	The Project is subject to Onondaga County's 1:1 offset. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.
Engineering - Design & Construction	Conditionally Approved	03/11/2024	Mirza Malkoc	The Project is subject to Onondaga County's 1:1 offset. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.
Engineering - Sewers	Conditionally Approved	03/11/2024	Mirza Malkoc	• The Project is subject to Onondaga County's 1:1 offset. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.

- Onondaga County Plumbing Control shall review and approve the plans as well.

Engineering - Stormwater (SWPPP)	Conditionally Approved	03/11/2024	Mirza Malkoc	The Project is subject to Onondaga County's 1:1 offset. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.
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