



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

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

<i>MaSPR-24-23</i>	<i>Staff Report – May 28, 2024</i>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	215-23 S Salina St. (Tax Map ID #: 104.-26-01.0)
<i>Summary of Proposed Action:</i>	Legally establish the land uses of all tenants in the building.
<i>Owner/Applicant</i>	Joe Hucko, WL, LLC (owner/applicant)
<i>Existing Zone District:</i>	Central Business District, MX-5 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, west, and east are MX-5.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	No work is being proposed. This Major Site Plan Review was promulgated with the unpermitted conversion of the former Dunkin' Donuts into Wildflowers, a General Retail land use. Under further review, there are several tenants in the basement that have not been permitted as well.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - Two building permits are on hold pending a decision on this Major Site Plan Review. - The property owner was pursued in court to comply with the property maintenance code. - The Major Site Plan Review required floor plans of each floor which will help document what exists currently and gives building and fire code reviewers proper documentation to access code compliance.
<i>Zoning Procedural History:</i>	<p>215-23 S Salina St:</p> <ul style="list-style-type: none"> - AS-77-112 Sign waiver to waive sign area requirement for Pantry Pride, approved on 11/14/1977. - V-79-19 Variance to erect a canopy onto the entrance of Hunter Plaza, approved on 05/10/1979. - AS-94-04 Sign waiver to erect 2 wall signs for Dunkin' Donuts, approved on 01/13/1994. - AS-94-04M1 Modification to sign waiver for Dunkin' Donuts, closed administratively on 07/28/2014. - AS-16-01 Sign waiver to waive sign area and number requirements for Liehs & Steigerwalds, approved on 01/12/2016.
<i>Summary of Zoning History:</i>	Most part of the zoning history is about granting sign waivers for different tenants in the building. In 1979, a variance was granted to allow the establishment of canopy onto the entrance of Hunter Plaza.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed scope of work has no zoning violations. The intention for this project is to legalize the existing tenants in the building.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	The subject property is regular in shape with 87.62 feet of frontage on South Salina Street, 132.94 feet of frontage on East Fayette Street and 70.69 feet of frontage on Bank Alley.
<i>SEQR Determination:</i>	Pursuant to 6 NYCRR §617.5(c)(18), the proposed Major Site Plan Review is a "Type II"

MaSPR-24-23

	Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.

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

- Major Site Plan Review application
- Short Environmental Assessment Form Part 1
- Property survey map, Part of Block 108, City Of Syracuse, N. Y.; Cottrell land Surveyors, P.C.; Scale: 1"= 20'; Dated: 03/01/2000.
- Site Plan (Sheet ST-1). Prepared by MacKnight Architects and Planners, LLP; Scale: 1/8"=1'; Dated: 04/25/2024.
- Basement Floor Plans (Sheet A-100). Prepared by MacKnight Architects and Planners, LLP; Scale: 3/16"=1'; Dated: 05/03/2024.
- First Floor to Seventh Floor Plans (Sheet A-101, A-102, A-103, A-104, A-105, A-106, A-107). Prepared by MacKnight Architects and Planners, LLP; Scale: 3/16"=1'; Dated: 04/25/2024.

Attachments:

Major Site Plan Review Application

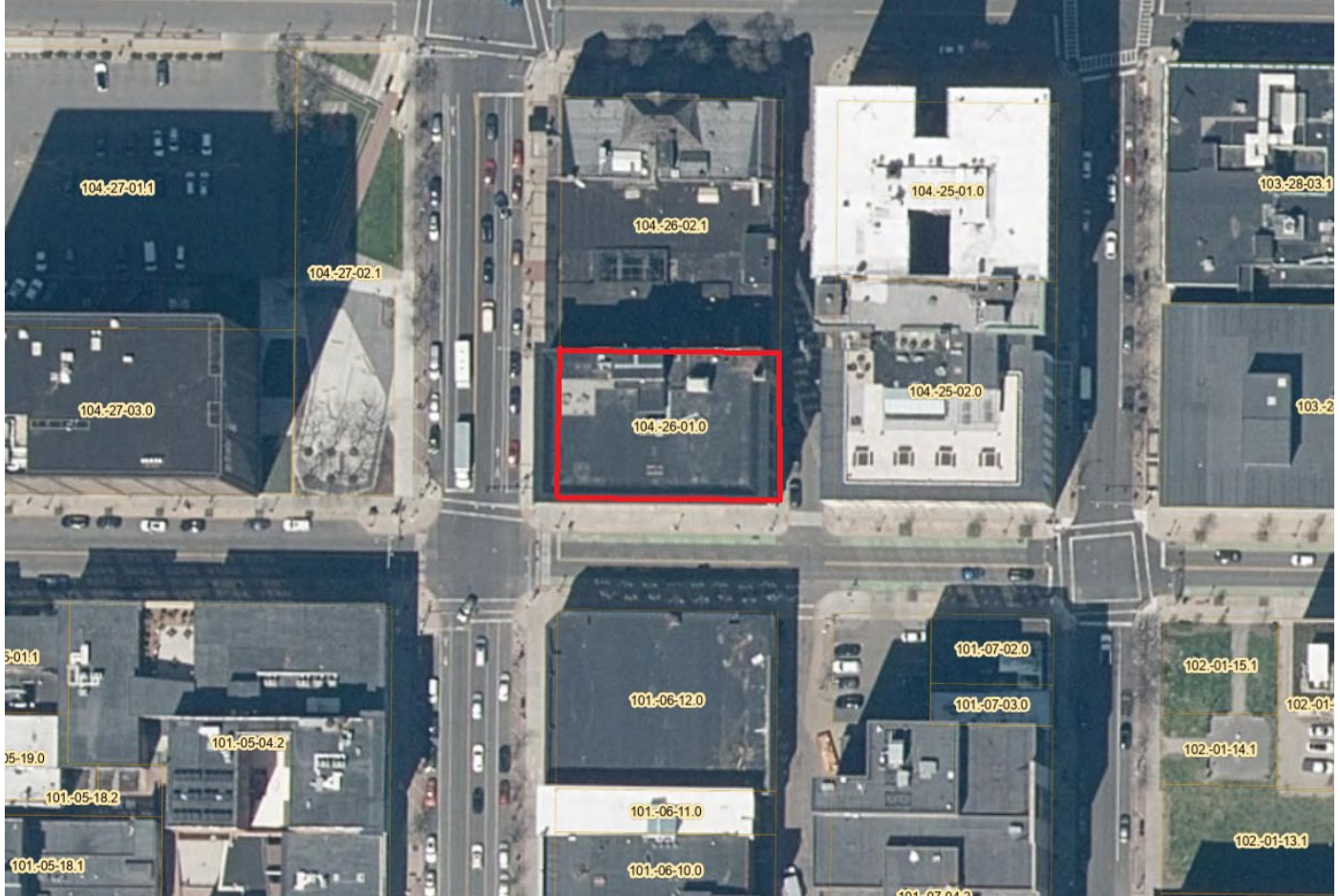
Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments

MaSPR-24-23

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/>



For Office Use Only		
Zoning District:	_____	
Application Number: S-	_____	- _____
Date:	_____	

Office of Zoning Administration
 300 S State St, Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Site Plan Review Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

Business/project name: Historic McCarthy Building			
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 215-23 Salina Street South & Fayette Street			
Lot numbers: 104.-26-1.0	Block number: 108	Lot size (sq. ft.)	11,610 SF.
Current use of property: Mercantile, Business, Restaurant		Proposed: Same	
Current number of dwelling units (if applicable): None		Proposed: None	
Current onsite parking (if applicable): N/A		Proposed: None	
Zoning (base and any overlay) of property: MX-5			
Companion zoning applications (if applicable, list any related zoning applications):			
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor			
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes None			
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):			
Size: Existing	Type: See Photos	Location: See Photos	
Size:	Type:	Location:	
Nature and extent of Site Plan requested (attach additional pages if necessary): N/A - Historic Downtown Lot			



Site Plan Review Application

Office of Zoning Administration
300 S State St, Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syrgov.net

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.
Print owner's name: WL, LLC
Signature: [Signature] Date: 4/25/2024
Mailing address: 120 E. Washington St. #325 Syracuse, NY 13202
Print authorized agent's name: [Name] Date: 4/26/2024
Signature: Macknight Architects
Mailing address: 212 North Franklin Street, Syracuse, New York 13202
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- Application - filled out completely, dated, and signed by property owner as instructed
State Environmental Quality Review Act (SEQR) - Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
Photographs (Color) of the Project Site - keyed to a property survey or site plan
Photographs (Color) of the Streetscape - including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
Application Fee - \$0

Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, separate site plan review applications must be submitted for each project site. Hard copies of plans may be submitted in person. All plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below:

- AS BUILT PROPERTY SURVEY(S) of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
SITE PLAN(S) illustrating site alterations and post project conditions that are/will be different from the as built property survey including:
- Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
- Demolitions and post demolition conditions
- Structures
- Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

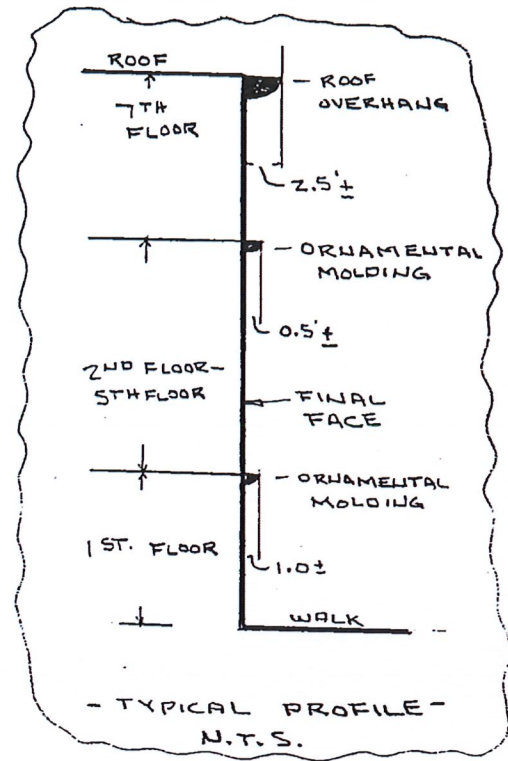
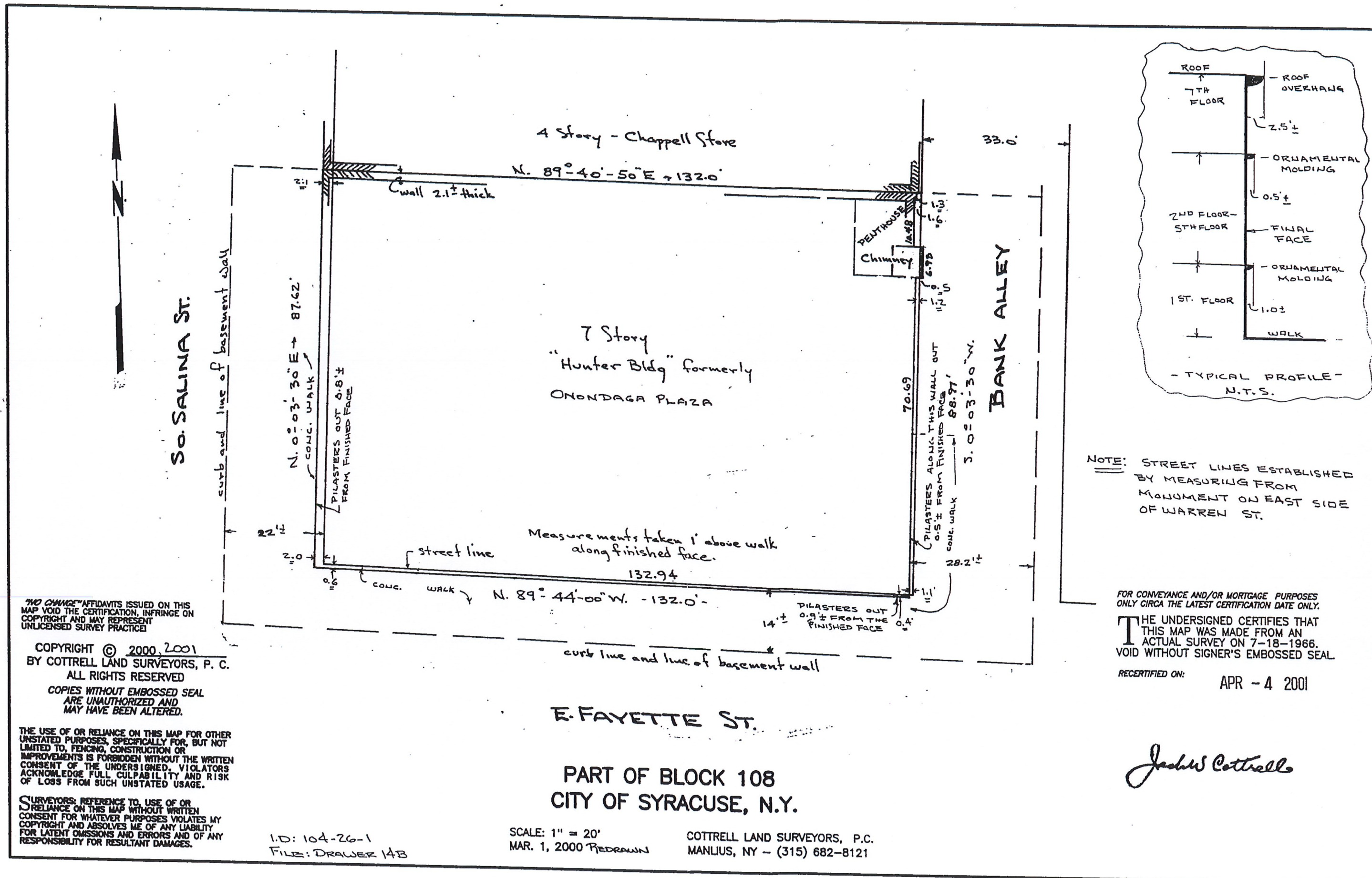
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Historic McCarthy Building			
Name of Action or Project: Existing Building			
Project Location (describe, and attach a location map): 215-23 Salina St South & Fayette Street			
Brief Description of Proposed Action: Interior improvements to existing building, same occupancy			
Name of Applicant or Sponsor: Macknight Architects		Telephone: 315 424 0018	
		E-Mail: john@macknightarchitects.com	
Address: 212 N. Franklin Street			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Syracuse Building Permits, Wildflowers, Sinbun			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.26 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.26 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <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 services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the 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 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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? 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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	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"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Macknight Architects</u> Date: <u>4/26/24</u></p> <p>Signature: <u>John Anderson</u> Title: <u>Project Manager</u></p>		



NOTE: STREET LINES ESTABLISHED BY MEASURING FROM MONUMENT ON EAST SIDE OF WARREN ST.

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Joshua Cottrell

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SCALE: 1" = 20'
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 MANLIUS, NY - (315) 682-8121

E. FAYETTE ST.
 PART OF BLOCK 108
 CITY OF SYRACUSE, N.Y.

macknight architects

212 north franklin st
syracuse, new york 13202
p. 315.424.0018
f. 315.472.3756
macknightarchitects.com

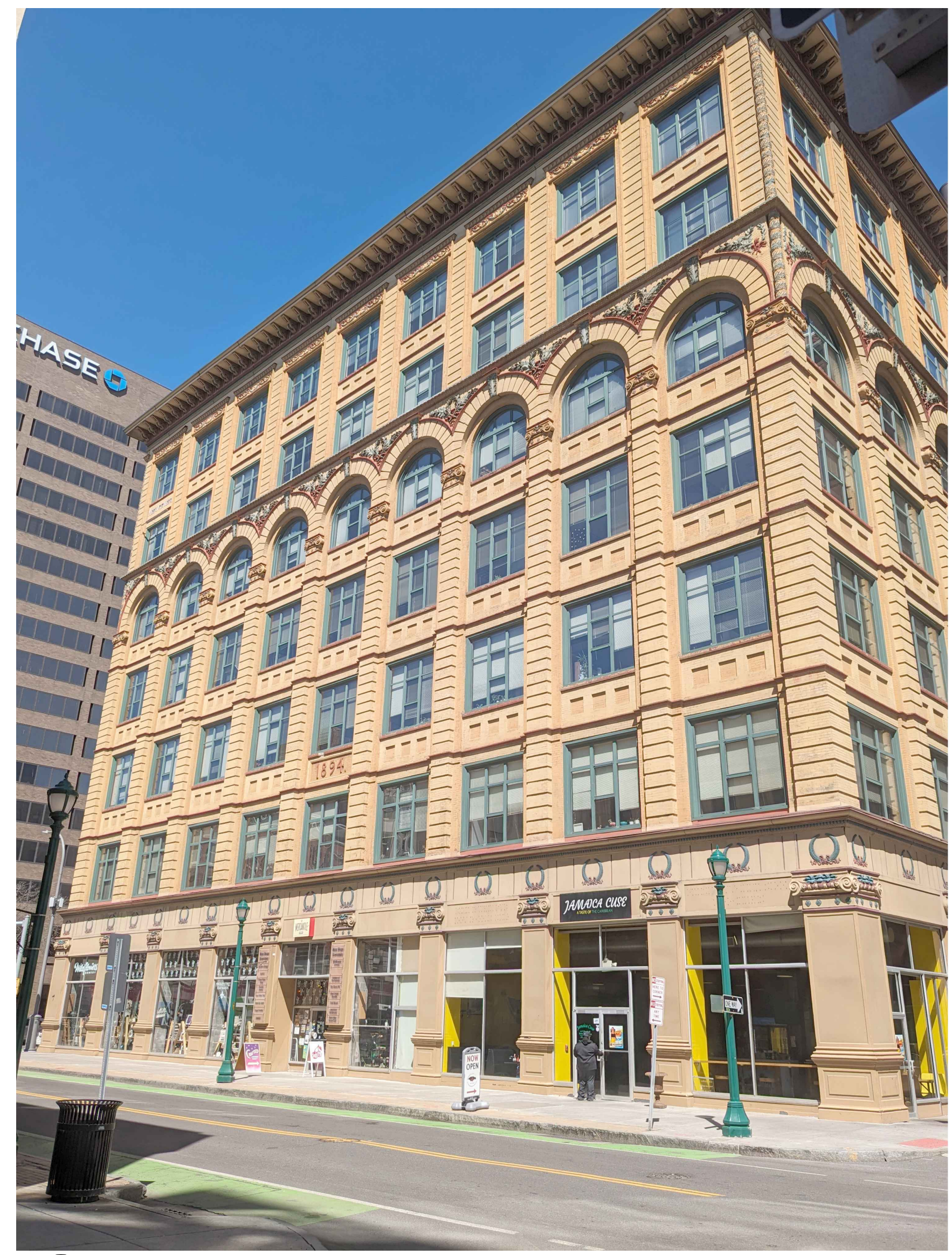
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12 EXISTING PHOTO - SOUTH ELEVATION
SCALE: NONE



14 EXISTING PHOTO - SOUTH ELEVATION
SCALE: NONE



24 EXISTING PHOTO - EAST ELEVATION
SCALE: NONE

McCarthy Building
215-23 South Salina Street
Syracuse, New York 13202

REVISIONS

NO.	DATE	BY

DATE 4/25/24

SCALE -

DRAWN JFA

PROJ. -

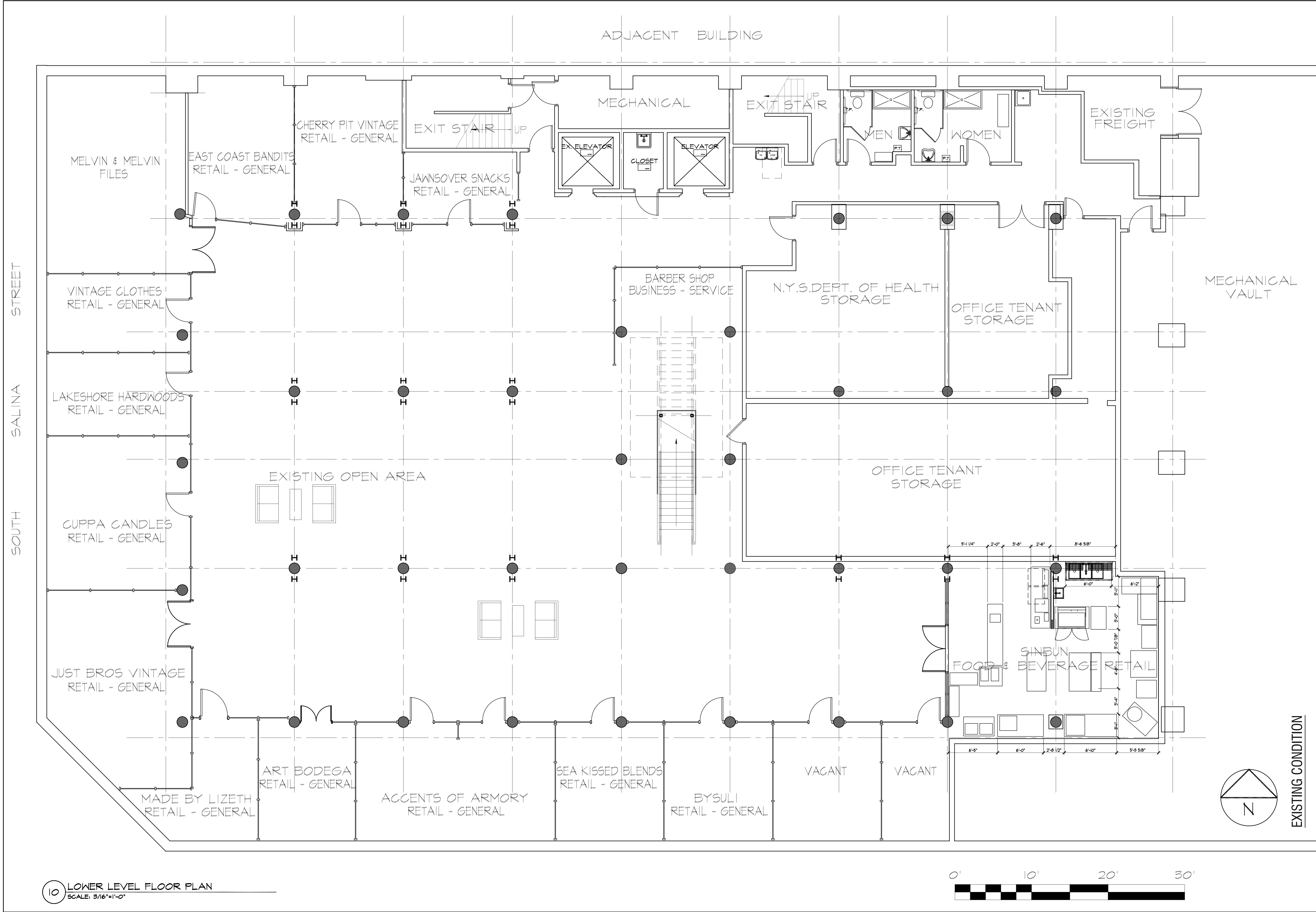
TITLE

EXISTING PHOTOS

ST-2



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f. 315.476.2034



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MCCARTHY MERCANTILE
SYRACUSE, NEW YORK 13202

REVISIONS

NO.	DATE	BY

DATE 5/3/24

SCALE 3/16"=1'-0"

DRAWN JFA

PROJ MCCARTHY

TITLE EXISTING BASEMENT FLOOR PLAN

A-100

10 LOWER LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"

EXISTING CONDITION

macknight architects

212 north franklin st
syracuse, new york 13202
p. 315.424.0018
f. 315.472.3756
macknightarchitects.com



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McCarthy Building
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DATE 4/25/24

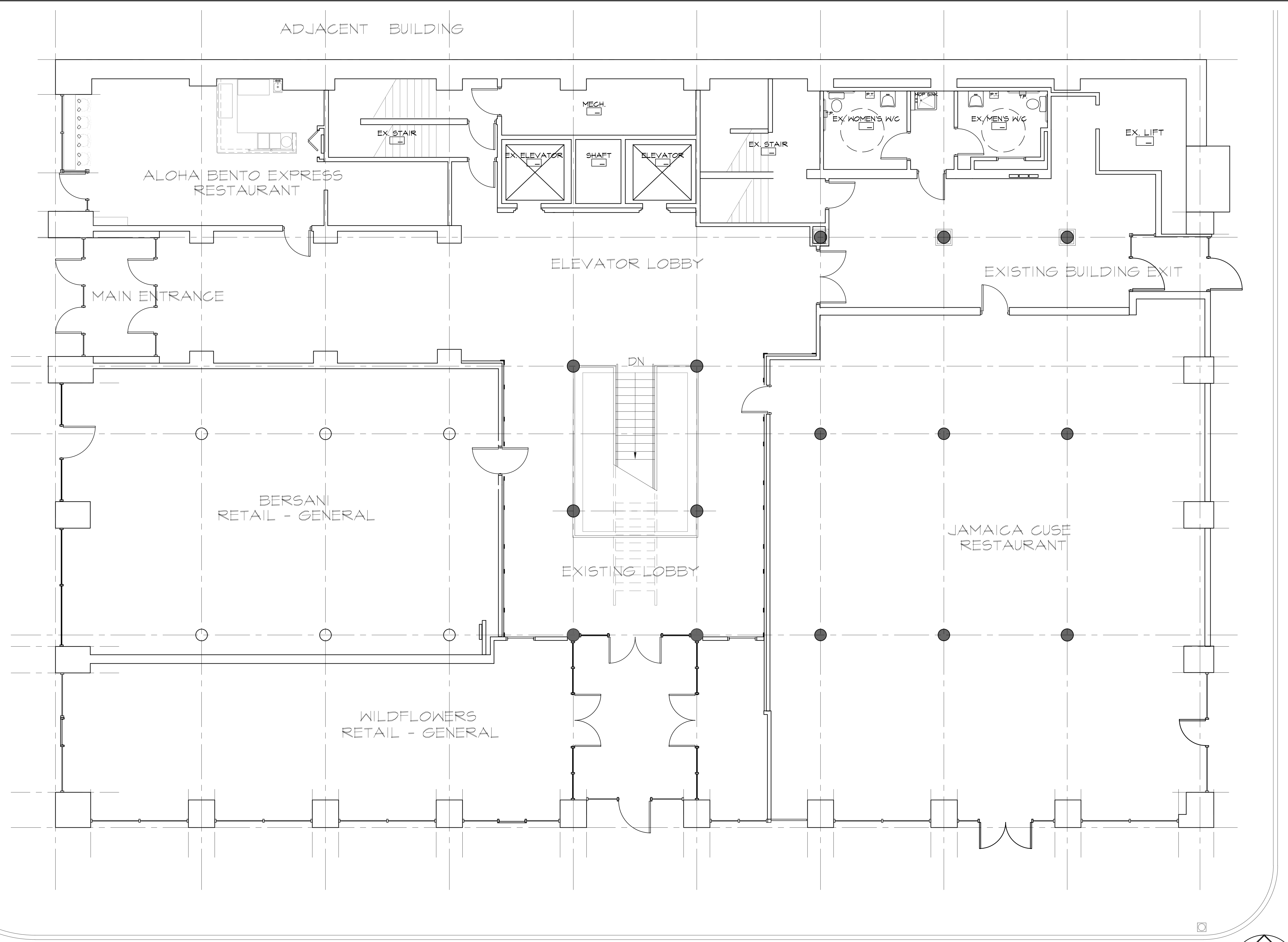
SCALE(S) SHOWN

DRAWN JFA

PROJ. -

TITLE EXISTING
FIRST
FLOOR PLAN

A-101



EXISTING CONDITION

10 OVERALL FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

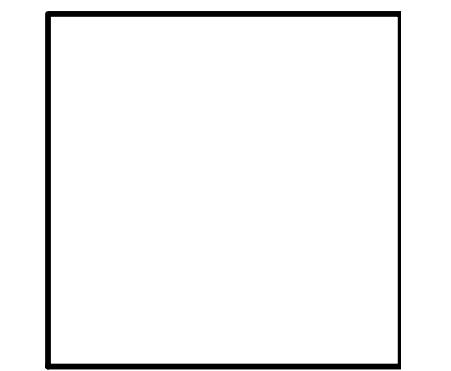
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syracuse, new york 13202
p. 315.424.0018
f. 315.472.3756
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PROJECT: BUSINESS OFFICES
277 SOUTH SALINA STREET
SYRACUSE, NEW YORK 13202

LOCATION: MCCARTHY BUILDING
217 SOUTH SALINA STREET
SYRACUSE, NEW YORK 13202

REVISIONS

NO.	DATE	BY

DATE 4/25/24

SCALE 3/16"=1'-0"

DRAWN

PROJ. MCCARTHY

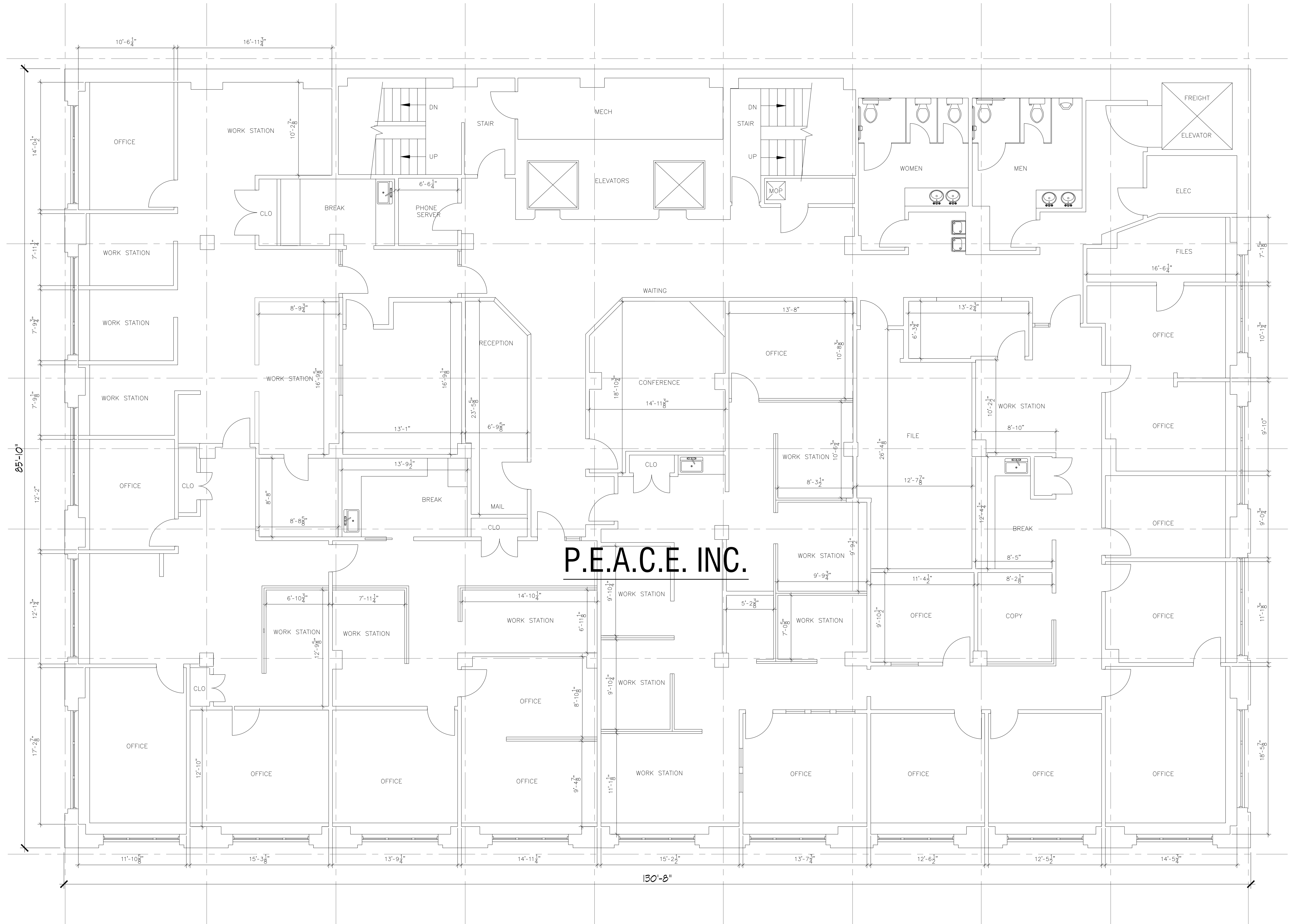
TITLE

EXISTING

SECOND

FLOOR PLAN

A-102



10 EXISTING SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

EXISTING CONDITION

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225 west jefferson st
syracuse, new york 13202
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PROJECT: NEW YORK STATE DEPT. OF HEALTH
716 SOUTH SALINA STREET
SYRACUSE, NEW YORK 13202

LOCATION: MCCARTHY BUILDING
317 SOUTH SALINA STREET
SYRACUSE, NEW YORK 13202

REVISIONS

NO.	DATE	BY

DATE 4/25/24

SCALE 3/16"=1'-0"

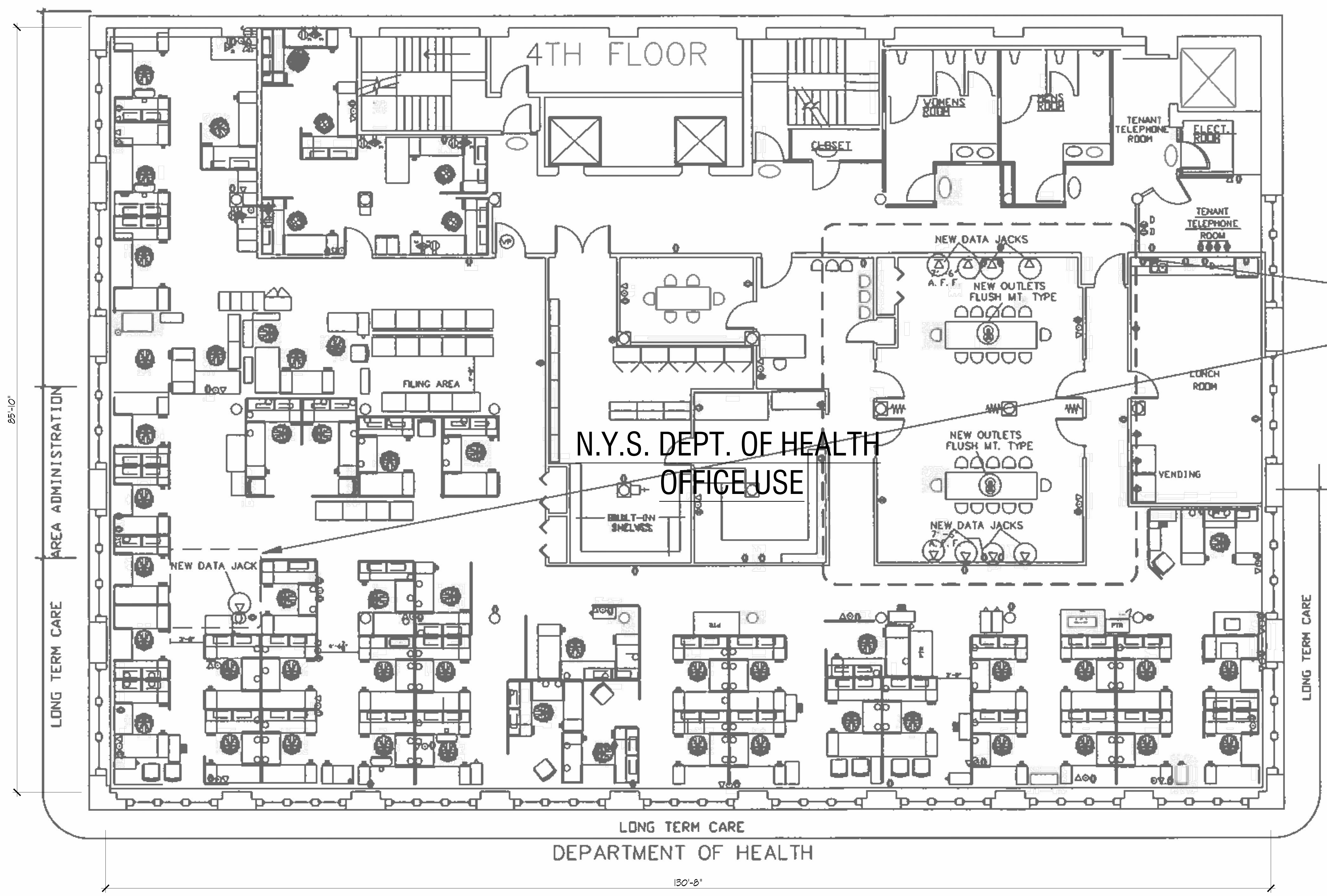
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PROJ. MCCARTHY

TITLE

FOURTH FLOOR PLAN

A-104



10 EXISTING FOURTH FLOOR PLAN
SCALE: 3/16"=1'-0"

EXISTING CONDITION - FROM RECORD DOCUMENTS

macknight architects

225 west jefferson st
syracuse, new york 13202
p. 315.424.0018
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macknightarchitects.com



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NEW YORK STATE DEPT. OF HEALTH

McCARATHY BUILDING

REVISIONS

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DATE 4/25/24

SCALE 3/16"=1'-0"

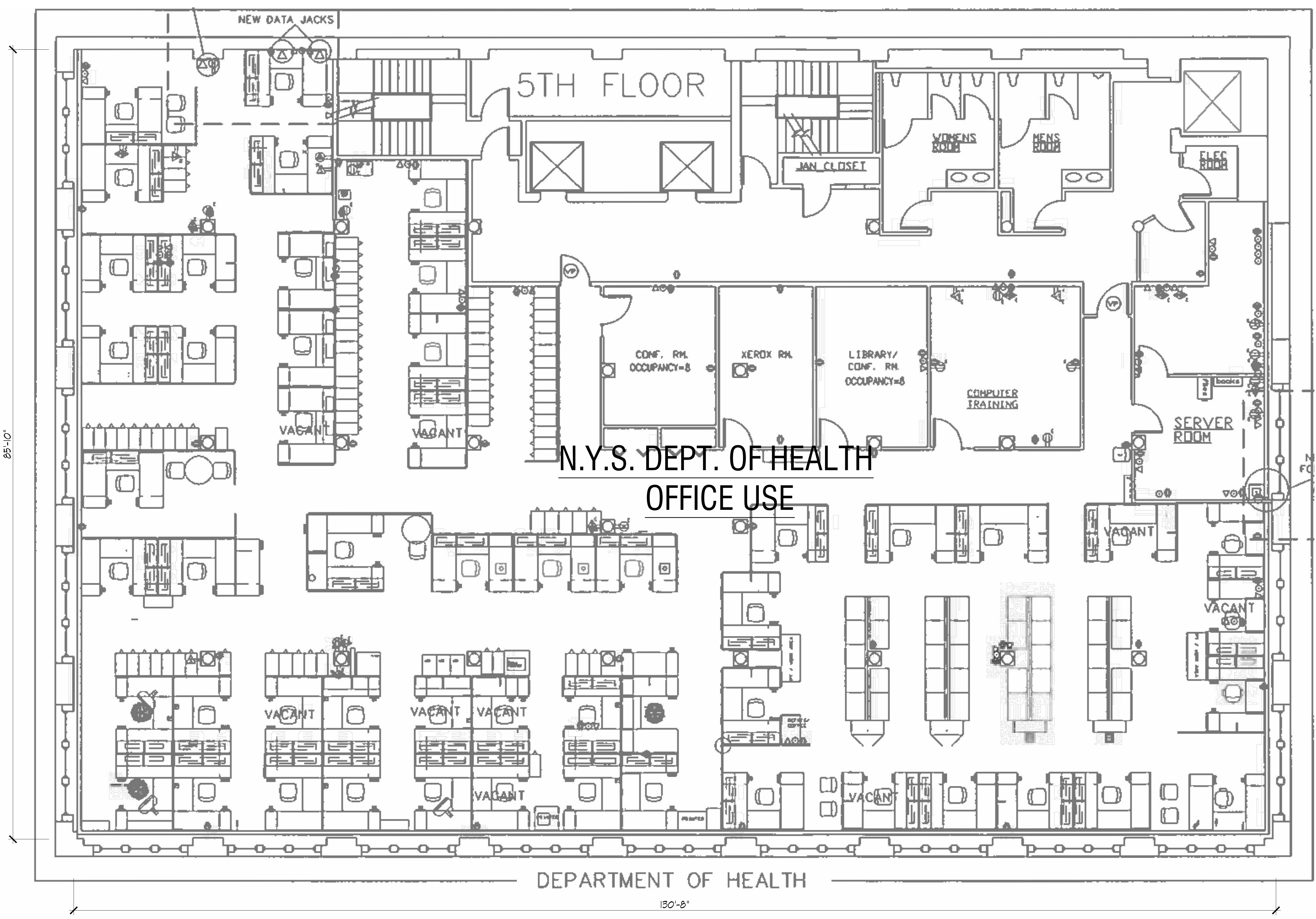
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PROJ. McCARTHY

TITLE

FIFTH FLOOR PLAN

A-105



N.Y.S. DEPT. OF HEALTH
OFFICE USE

DEPARTMENT OF HEALTH

10 EXISTING FIFTH FLOOR PLAN
SCALE: 3/16"=1'-0"

EXISTING CONDITION - FROM RECORD DOCUMENTS

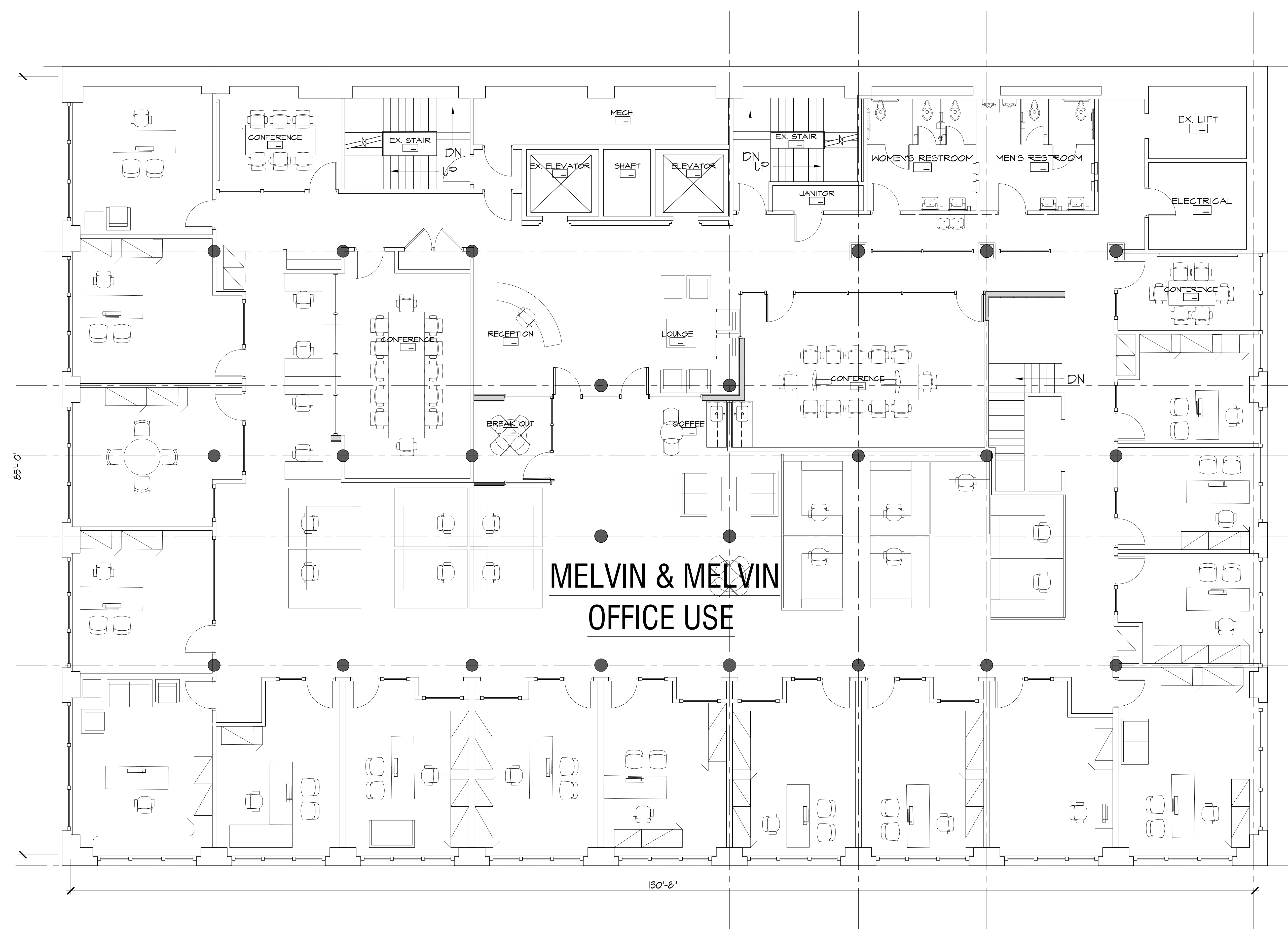
**macknight
architects**

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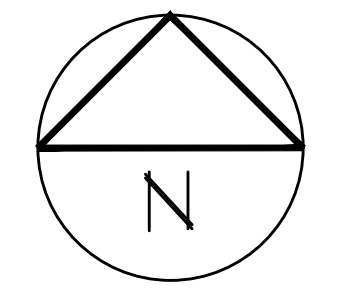
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**MELVIN & MELVIN
OFFICE USE**

10 EXISTING SEVENTH FLOOR PLAN
SCALE: 3/16"=1'-0"



EXISTING CONDITION

MELVIN AND MELVIN LAW OFFICE
374 SOUTH SALINA STREET
SYRACUSE, NEW YORK 13202

McCARTHY BUILDING
317 SOUTH SALINA STREET
SYRACUSE, NEW YORK 13202

REVISIONS

NO.	DATE	BY

DATE 4/25/24

SCALE 3/16"=1'-0"

DRAWN

PROJ. McCARTHY
TITLE

SEVENTH
FLOOR PLAN

A-107

Project:	MaSPR-24-23
Date:	5/28/24

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project: MaSPR-24-23

Date: 5/28/24

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.

Syracuse City Planning Commission

5/28/24

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 - 05/20/2024

Tax Map #: 104.-26-01.0

Owners: WL LLC

Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
215-23 Salina St S & Fayette St	09/27/21	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Open	
215-23 Salina St S & Fayette St	11/22/21	Violation	2020 FCNYS - 906.2 - General Requirements	Open	
215-23 Salina St S & Fayette St	11/22/21	Violation	2020 PMCNYS - Section 604.3 - Electrical system hazards	Open	
215-23 Salina St S & Fayette St	04/05/22	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Open	
215-23 Salina St S & Fayette St	05/11/22	Violation	2020 Property Maintenance Code of NYS Part 105.2	Open	
215-23 Salina St S & Fayette St	09/19/23	Violation	2020 FCNYS - 904.12 - Commercial Cooking Systems	Open	
215-23 Salina St S & Fayette St	09/19/23	Violation	2020 FCNYS - 904.4 - Inspection and Testing	Open	
215-23 Salina St S & Fayette St	09/19/23	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Open	
215-23 Salina St S & Fayette St	09/19/23	Violation	SPCC - Section 27-43 (g) - Maintained System	Open	
215-23 Salina St S & Fayette St	10/27/23	Violation	SPCC - C of U - Sec 27- 164 (A)	Open	
215-23 Salina St S & Fayette St	10/27/23	Violation	SPCC - C of U - Sec. 27- 164 (B)	Open	
215-23 Salina St S & Fayette St	10/27/23	Violation	SPCC - C of U - Sec. 27- 164 (C)	Open	
215-23 Salina St S & Fayette St	10/27/23	Violation	SPCC - C of U - Sec 27- 164 (A)	Open	
215-23 Salina St S & Fayette St	10/27/23	Violation	SPCC - C of U - Sec. 27- 164 (B)	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
215-23 Salina St S & Fayette St	10/27/23	Violation	SPCC - C of U - Sec. 27-164 (C)	Open	
215-23 Salina St S & Fayette St	01/05/24	Violation	2020 FCNYS- - 607.3.3.2 - Grease accumulation	Open	
215-23 Salina St S & Fayette St	01/05/24	Violation	2020 FCNYS- - 107.1 - Maintenance of required safeguards	Open	

City of Syracuse

Parcel History

01/01/1900 - 05/20/2024

Tax Map #: 104.-26-01.0

Owners: WL LLC

Zoning: MX-5

Address	Date	Transaction	Transaction Type	Status	Description
215-23 Salina St S & Fayette St	06/25/15	Permit	Liability Waiver	Open	PC-0370-15 Partial sidewalk closure to work on sign on front of building on one day for 3 hours between 6/25 to 7/3. Expires 07/03/2015
215-23 Salina St S & Fayette St	09/02/15	Permit	Sidewalk Cafe	Open	PC-0555-15 New sidewalk cafe for Liehs & Steigerwald Downtown. Cafe area 266 sq ft, FPB approval needed. Alcohol to be served, affidavit and liquor cert attached. Expires 10/31/2015
215-23 Salina St S & Fayette St	04/11/16	Permit	Sidewalk Cafe	Open	PC-0227-16 Lieg & Steigerwald. 266 Sq. Same set up as last year. Valid Certificate of Use Expires 10/31/2016
215-23 Salina St S & Fayette St	01/05/17	Complaint	Cert of Use - Restaurant	x Business Closed	CU2016-0082 Dunkin Dounts
215-23 Salina St S & Fayette St	06/07/18	Permit	Sidewalk Cafe	Open	PC-0356-18 - Same set up as alst year. 266 Sq Ft. Liquor License attached Sidewalk season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe season. 6/7 left message and emailed permitt ready to p/u Expires 10/31/2018
215-23 Salina St S & Fayette St	06/07/19	Permit	Sidewalk Cafe	Open	PC-0359-19 Sidewalk Cafe 350 sq ft Sidewalk season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe season. Expires 10/31/2019
215-23 Salina St S & Fayette St	07/16/19	Complaint	Cert of Use - Restaurant	Referred to BAA	CU2015-0012 Aloha Japanese Bento Express
215-23 Salina St S & Fayette St	10/23/19	Complaint	Cert of Use - Restaurant	x Business Closed	CU2015-0040 Leih & Steigerwald Downtown
215-23 Salina St S & Fayette St	06/14/21	Complaint	Cert of Use - Restaurant	x Needs Site	CU2021-0051 Hex Coffeehouse
215-23 Salina St S & Fayette St	07/21/21	Complaint	Cert of Use - Food Store	x Denied	CU2021-0057 Jamaica Cuse
215-23 Salina St S & Fayette St	09/27/21	Violation	2020 FCNYS- - 907.8.5 -	Open	Inspection, testing and maintenance
215-23 Salina St S & Fayette St	11/22/21	Complaint	Fire Safety	Open	2021-23998 Using basement as an assembly space

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
215-23 Salina St S & Fayette St	11/22/21	Complaint	Other (FPB)	Open	2021-23999 Possible construction done without a permit
215-23 Salina St S & Fayette St	11/22/21	Complaint	Fire Safety	Open	2021-24009 Exposed electrical connections in basement, Fire extinguishers out of date and in basemnet they are not hung, Emergency exits have no panic hardware.
215-23 Salina St S & Fayette St	11/22/21	Violation	2020 FCNYS - 906.2 - General Requirements	Open	
215-23 Salina St S & Fayette St	11/22/21	Violation	2020 PMCNYS - Section 604.3 - Electrical system hazards	Open	
215-23 Salina St S & Fayette St	04/05/22	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Open	
215-23 Salina St S & Fayette St	05/11/22	Complaint	Property Maintenance- Int	Pursuing in Court	2022-03975 altering of tenant space- wildflowers Double Fee
215-23 Salina St S & Fayette St	05/11/22	Violation	2020 Property Maintenance Code of NYS Part 105.2	Open	
215-23 Salina St S & Fayette St	09/19/23	Complaint	Suppression-not sprinkler	Open	2023-06627 Kitchen ANSUL System Aloha Japanese and Jamaica Cuse
215-23 Salina St S & Fayette St	09/19/23	Violation	2020 FCNYS - 904.12 - Commercial Cooking Systems	Open	
215-23 Salina St S & Fayette St	09/19/23	Violation	2020 FCNYS - 904.4 - Inspection and Testing	Open	
215-23 Salina St S & Fayette St	09/19/23	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Open	
215-23 Salina St S & Fayette St	09/19/23	Violation	SPCC - Section 27-43 (g) - Maintained System	Open	
215-23 Salina St S & Fayette St	10/27/23	Violation	SPCC - C of U - Sec 27-164 (A)	Open	
215-23 Salina St S & Fayette St	10/27/23	Violation	SPCC - C of U - Sec. 27-164 (B)	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
215-23 Salina St S & Fayette St	10/27/23	Violation	SPCC - C of U - Sec. 27-164 (C)	Open	
215-23 Salina St S & Fayette St	10/27/23	Violation	SPCC - C of U - Sec 27-164 (A)	Open	
215-23 Salina St S & Fayette St	10/27/23	Violation	SPCC - C of U - Sec. 27-164 (B)	Open	
215-23 Salina St S & Fayette St	10/27/23	Violation	SPCC - C of U - Sec. 27-164 (C)	Open	
215-23 Salina St S & Fayette St	10/30/23	Permit Application	Com. Reno/Rem/Chg Occ	Holding For	50223 Interior Alterarions
215-23 Salina St S & Fayette St	11/07/23	Complaint	Cert of Use - Restaurant	x Needs Site	CU2023-0078 Jamaica Cuse
215-23 Salina St S & Fayette St	12/27/23	Permit Application	Com. Reno/Rem/Chg Occ	Holding For	50396 Interior alterations/ Change of Occupancy - SINBUN
215-23 Salina St S & Fayette St	01/05/24	Violation	2020 FCNYS- - 607.3.3.2 - Grease accumulation	Open	
215-23 Salina St S & Fayette St	01/05/24	Violation	2020 FCNYS- - 107.1 - Maintenance of required safeguards	Open	
215-23 Salina St S & Fayette St	02/07/24	Complaint	Cert of Use - Restaurant	x Needs Site	CU2024-0050 Aloha Japanese Bento Express
215-23 Salina St S & Fayette St	03/15/24	Inspection	Complaint Inspection	<None>	
215-23 Salina St S & Fayette St	05/03/24	Inspection	Complaint Inspection	<None>	
215-23 Salina St S & Fayette St	05/06/24	Project	Major Site Plan Review	In Review	MaSPR-24-23 Major Site Plan Review to legally establish all the existing tenant in the building.