



**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

<b><i>SP-24-07</i></b>	<b><i>Staff Report – May 6, 2023</i></b>
<b><i>Application Type:</i></b>	Special Use Permit
<b><i>Project Address:</i></b>	1524 Valley Dr (Tax Map ID: 070.-15-11.0)
<b><i>Summary of Proposed Action:</i></b>	The applicant proposes to renovate the existing tenant space on the first floor to establish a “Food and Beverage Retail” use. No exterior work or site changes are proposed.
<b><i>Owner/Applicant</i></b>	Sam Abdul, Valley Drive Properties, LLC (Owner) William J Pitcher, Pitcher Architect, PLLC (Applicant)
<b><i>Existing Zone District:</i></b>	Neighborhood Center, MX-2 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, west, and east are the Neighborhood Center, MX-2 Zone District.
<b><i>Companion Application(s)</i></b>	None
<b><i>Scope of Work:</i></b>	Change the use of tenant space from “Restaurant” use into a “Food and Beverage Retail” use. Interior build-out for the new retail store includes site preparation and installation of utilities and furniture. Exterior façade changes include new siding and signage.
<b><i>Staff Analysis:</i></b>	<p><b><u>Facts:</u></b></p> <ul style="list-style-type: none"> <li>- The proposed retail store located in an area near to residential zone district which is consistent with the goal of MX-2 Zone District: to provide for a pedestrian-friendly, transit-supportive mix of medium to higher-density residential uses and nonresidential uses that offer goods and services to surrounding neighborhoods.</li> <li>- The property is proximate to public transit and there is a large number of public parking spaces available adjacent to the property.</li> <li>- There is no dining space which does not make it a restaurant and thus makes it a food and beverage retail space instead and triggers the SUP because its in the MX-2 Zone District.</li> </ul> <p><b><u>Suggest Condition:</u></b></p> <ul style="list-style-type: none"> <li>- No beer and/or wine sales are allowed for consumption on the premises.</li> <li>- No drive-through /drop-off windows are allowed.</li> </ul>
<b><i>Zoning Procedural History:</i></b>	<ul style="list-style-type: none"> <li>- SP-76-12   Special Use Permit to establish an addition to package food restaurant, approved on 6/22/1976 and to waive parking requirements and notes parking is available to the south of the site in the plaza.</li> <li>- SP-85-25   Special Use Permit to establish an expansion to restaurant named Luigi’s, approved on 8/7/1985.</li> </ul>
<b><i>Summary of Zoning History:</i></b>	In 1976, a Special Use Permit was approved to add an addition to the restaurant on this property and waive parking requirements. In 1985, another Special Use Permit was approved to expand the restaurant (Luigi’s).
<b><i>Code Enforcement History:</i></b>	See attached code enforcement history.
<b><i>Zoning Violations:</i></b>	The proposed work has no zoning violations.
<b><i>Summary of Changes:</i></b>	This is not a continued application.
<b><i>Property Characteristics:</i></b>	The subject property is regular in shape with 45 feet of frontage on Valley Drive and 107 feet of lot depth.
<b><i>SEQR Determination:</i></b>	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is a Type II Action.
<b><i>Onondaga County</i></b>	Pursuant to GML §239-1, m and n, the proposal does not meet the criteria to be referred to the

**Planning Board Referral:**

Onondaga County Planning Board for review.

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

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Property Survey (Sheet L-1). Location Survey on Part of Farm Lot #107, Onondaga Reservation. Known as No. 1524 Valley Drive, City Of Syracuse, County Of Onondaga, New York, State Of New York; Turning Point Land Surveying; Stamped and Sealed by William J Pitcher, registered architect. Dated: 3/1/2024; Revised 4/22/2024..
- First Floor Plan (Sheet A-1). Prepared by Pitcher Architect, PLLC; Scale: 1/8"=1'; Dated: 3/1/2024.

**Attachments:**

Special Use Permit Application

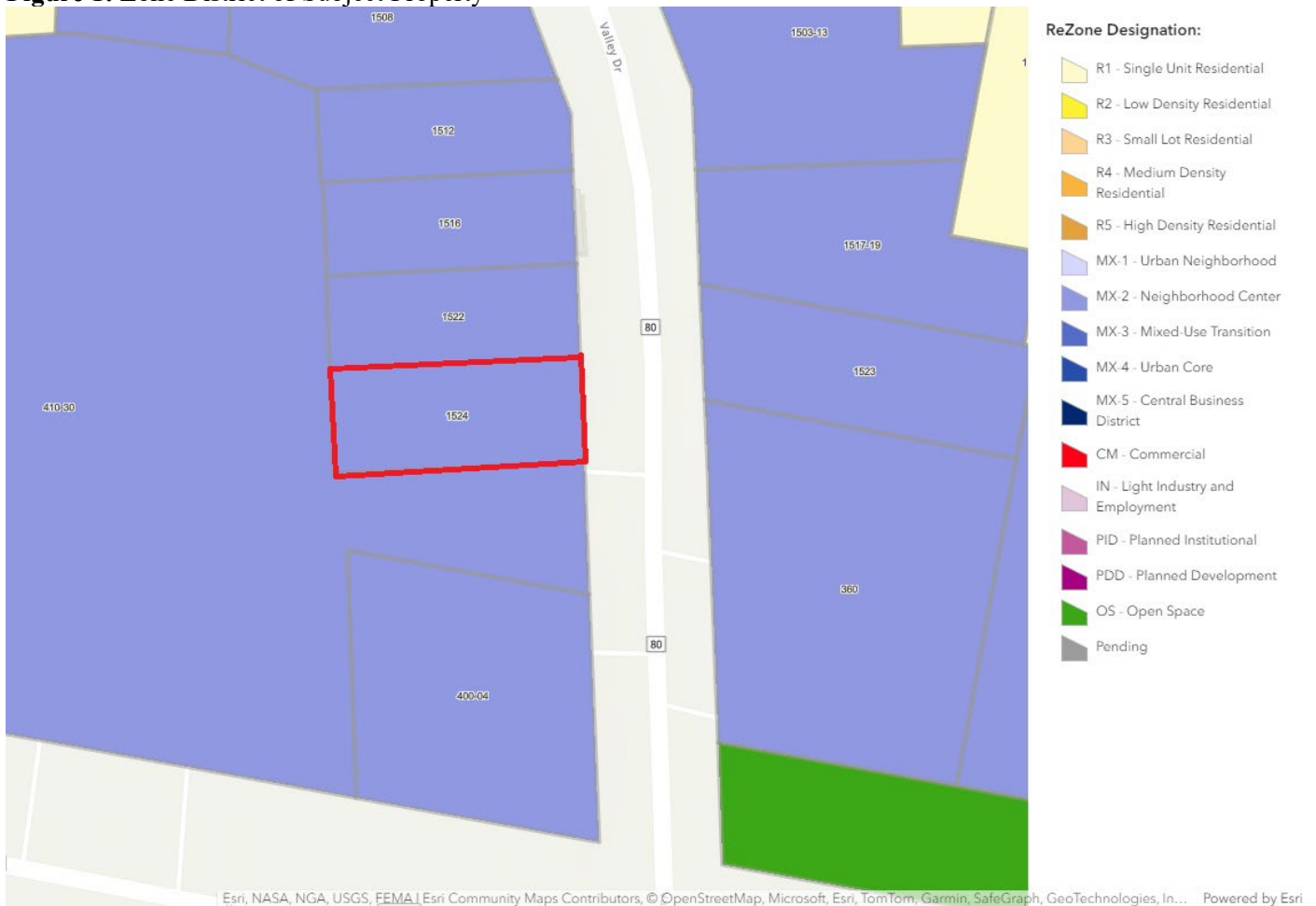
Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments

**Context Maps:**

**Figure 1: Zone District of Subject Property**

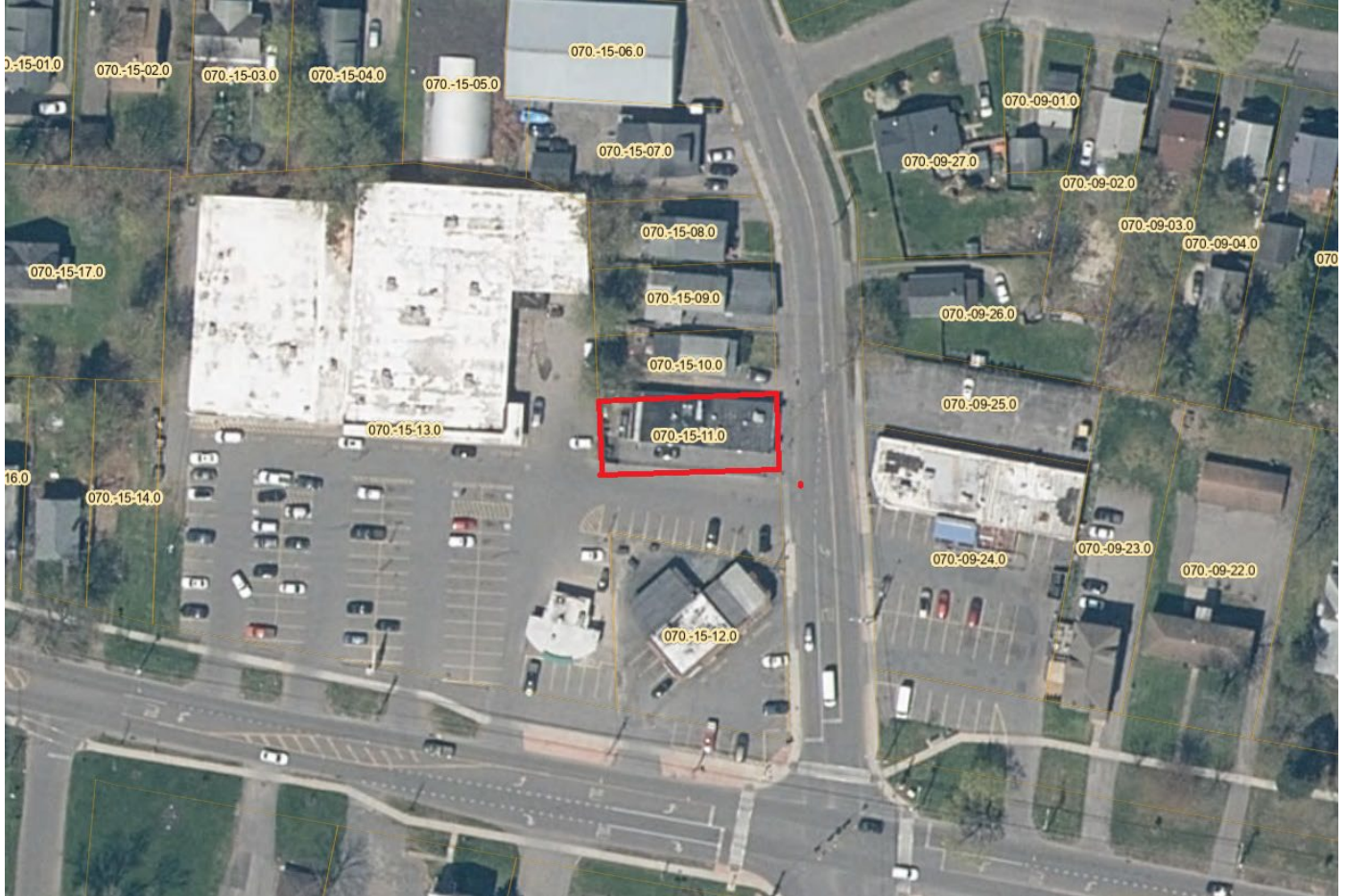


Description: Figure 1 shows the current Zone District of the subject property.

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

**SP-24-08**

**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/>



**For Office Use Only**

Zoning District: \_\_\_\_\_

Application Number: SP- \_\_\_\_\_

Date: \_\_\_\_\_

Office of Zoning Administration  
 201 East Washington St.  
 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: <u>DELI ON VALLEY</u>		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): <u>1524 VALLEY DR</u>		
Lot numbers: <u>070-15-11.0</u>	Block number: _____	Lot size (sq. ft.) <u>4815 SF</u>
Current use of property: <u>RESTAURANT</u>	Proposed: <u>DELI</u>	
Current number of dwelling units (if applicable): <u>NONE</u>	Proposed: <u>NONE</u>	
Current hours of operation (if applicable): _____	Proposed: <u>10 AM - 9 PM 7 DAYS</u>	
Current onsite parking (if applicable): <u>0</u>	Proposed: <u>SAME</u>	
Zoning (base and any overlay) of property: <u>MX2 = FOOD &amp; BEV. RETAIL</u>		
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: <u>SEE DRAWING A-1</u>	Type: _____	Location: _____
Size: _____	Type: _____	Location: _____
Nature and extent of Special Use requested (attach additional pages if necessary): <u>SPECIAL PERMIT REQUIRED</u> <u>ASK WAIVERS FOR EXISTING BUILDING - LOT COVERAGE, SETBACKS,</u> <u>ASK FOR SIGNAGE WAIVERS</u>		

**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: \_\_\_\_\_

Signature: [Signature] Date: 3/5/2024

Mailing address: 701 S. Geddes ST Syr.

(The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: THE DELI ON VALLEY			
Project Location (describe, and attach a location map): 1524 VALLEY DRIVE; SYRACUSE, NY			
Brief Description of Proposed Action: INTERIOR RENOVATIONS: CHANGE FROM RESTAURANT TO TAKE-OUT DELI			
Name of Applicant or Sponsor: VALLEY DRIVE PROPERTIES LLC		Telephone: 315-200-9999	
		E-Mail: sam <pagewest701@yahoo.com>	
Address: 701 S GEDDES ST			
City/PO: SYRACUSE		State: NY	Zip Code: 13208
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>City of Syracuse, building permit and grant application</i>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input 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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" 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 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	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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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 <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 plain?	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, 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	YES	
	<input checked="" 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 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: Sam AB Del Date: \_\_\_\_\_  
 Signature: Sam AB Del

**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:	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

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

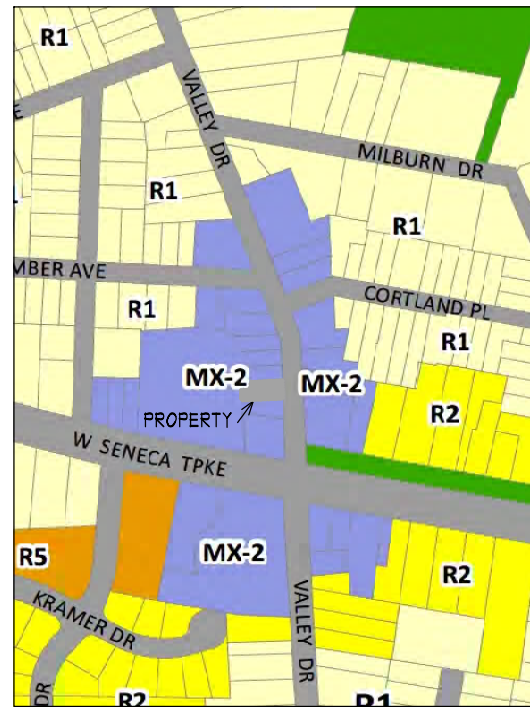
**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant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

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

**PRINT**



REZONE SYRACUSE 2023



010.-15-11.0 -- 1524 VALLEY DRIVE = DELI

FOOD AND BEVERAGE RETAIL A RETAIL ESTABLISHMENT THAT SELLS FOOD AND/OR DRINKS OF INDIVIDUAL SERVINGS TO CUSTOMERS FOR CONSUMPTION OFF-SITE. INCLUDES BAKERIES, CANDY STORES, AND OTHER FOOD STORES WITH ON-SITE MANUFACTURING OF PRODUCTS FOR RETAIL SALES.

CATEGORY	MX-1	MX-2	MX-3	MX-4	MX-5	
Food & beverage	---	S	S	S	P	Bakery, candy store, others with <b>on-site manufacturing for off-site consumption</b>

S= SPECIAL PERMIT REQUIRED P= PERMITTED BY RIGHT

OFF STREET PARKING TABLE 4.1  
EXISTING VARIANCE ON OFF-STREET PARKING -- ZERO SPACES PROVIDED

NYS EXISTING BUILDING CODE 2020

EXISTING: RESTAURANT - GROUP A-2  
PROPOSED: DELI TAKE-OUT, NO ON-SITE CONSUMPTION = GROUP B  
(TECHNICAL BULLETIN: 2010-01)

- EB-1004 FIRE PROTECTION --) COMPLY WITH BC-CHAPTER 9
  - BC-903 SPRINKLERS  
GROUP B NOT LISTED, NOT REQUIRED.
  - BC-905 AUX. FIRE SYSTEMS  
EXISTING ANSEL AT HOODS
  - BC-906 FIRE EXTINGUISHERS  
ADD IN BACK-ROOM PREP SPACES
  - BC-907 SMOKE & ALARMS  
ONLY IF MORE THAN 500 GROUP-B OCCUPANTS = NO.  
ONLY IF MORE THAN 100 PEOPLE NOT AT GROUND LEVEL = NO  
FIRE ALARM SYSTEM NOT REQUIRED.
  - BC-915 CARBON MONOXIDE  
ADD SINGLE-STATION DETECTION & ALARM UNITS
- EB-1011.4 MEANS OF EGRESS  
A-2 = 3 B= 4 --) "LOWER" COMPLY WITH EB-905  
EB-905: STAIR WELL LIGHTING = N.A.  
EXIT SIGNS = REQUIRED  
WORK SPACES ARE WINDOWLESS. ADD ILLUMINATED  
EXIT SIGNS AND EMERGENCY LIGHTS IN ALL.
- EB-1011.5 BLDG HEIGHT & AREA  
A2 = 2 B = 4 --) "LOWER" = EXISTING ACCEPTABLE
- EB-1011.6 EXTERIOR WALLS  
A2 = 3 B = 3 --) "SAME" = EXISTING ACCEPTABLE
- EB-1011.7 VERTICAL SHAFTS --) NONE IN BUILDING.

124 Feigel Avenue  
Syracuse, New York 13203



PITCHER architect PLLC

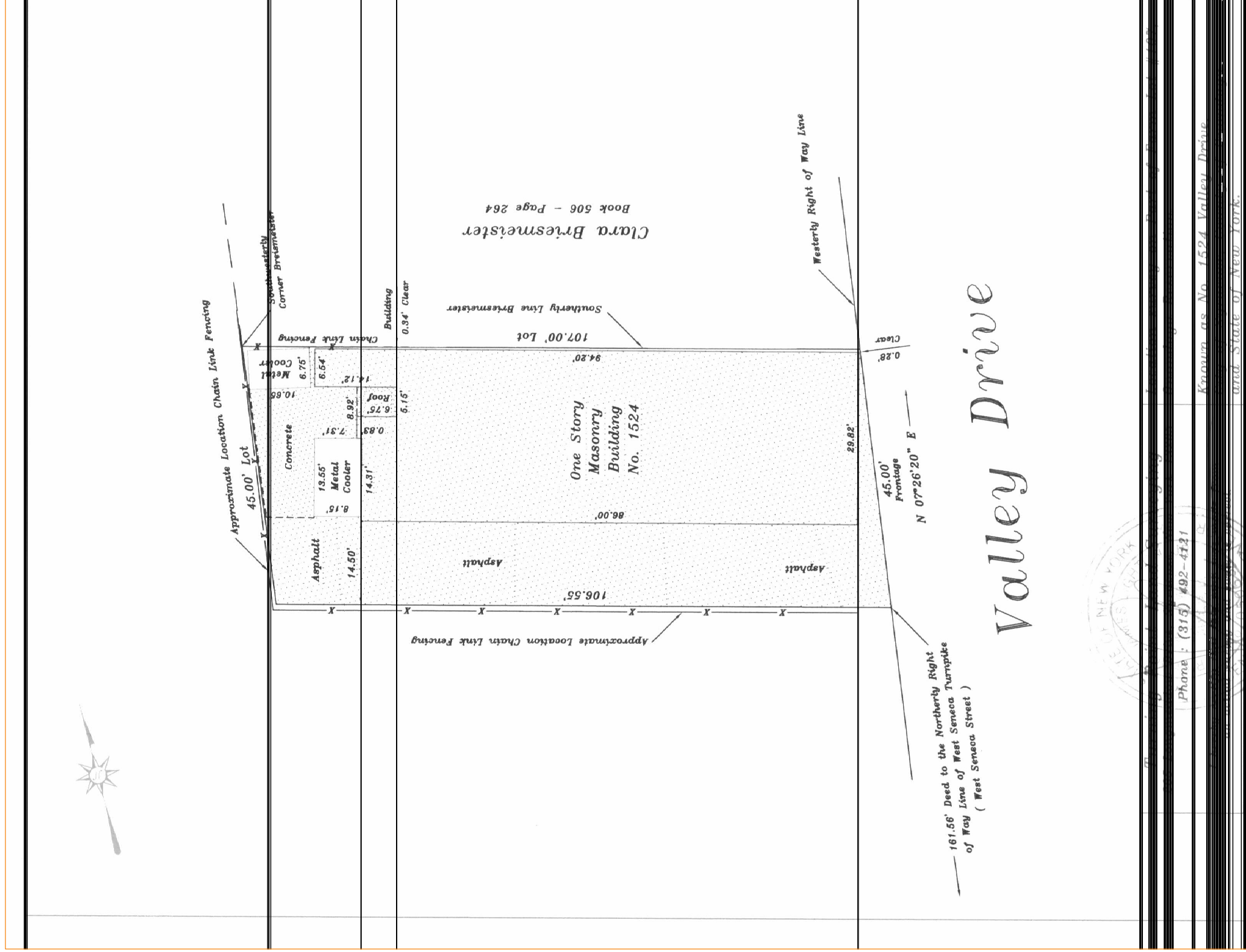
315.474.1219



THE DELI ON VALLEY  
SPECIAL PERMIT  
1154 VALLEY DRIVE  
SYRACUSE, NY

TABLE OF CONTENTS

NO.	TITLE
A-0	TITLE SHEET & NOTES
L-1	PROPERTY SURVEY
A-1	FIRST FLOOR PLAN & SIGNS



THE STATE OF NEW YORK  
 DEPARTMENT OF TAXATION AND FINANCE  
 OFFICE OF REAL PROPERTY SERVICES  
 Phone: (315) 492-4131

PROPERTY SURVEY

L-1

THE DELI ON VALLEY  
 SPECIAL PERMIT  
 1524 VALLEY DRIVE  
 SYRACUSE, NY

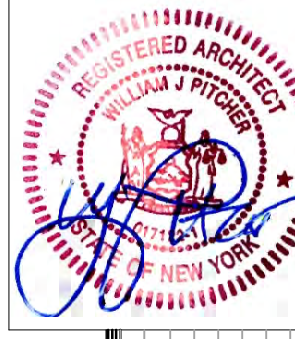
©Pitcher Architect PLLC, 2023. All rights reserved. Drawings are instruments of service and remain the property of the Architect.

124 Feigel Avenue  
 Syracuse, N.Y. 13203

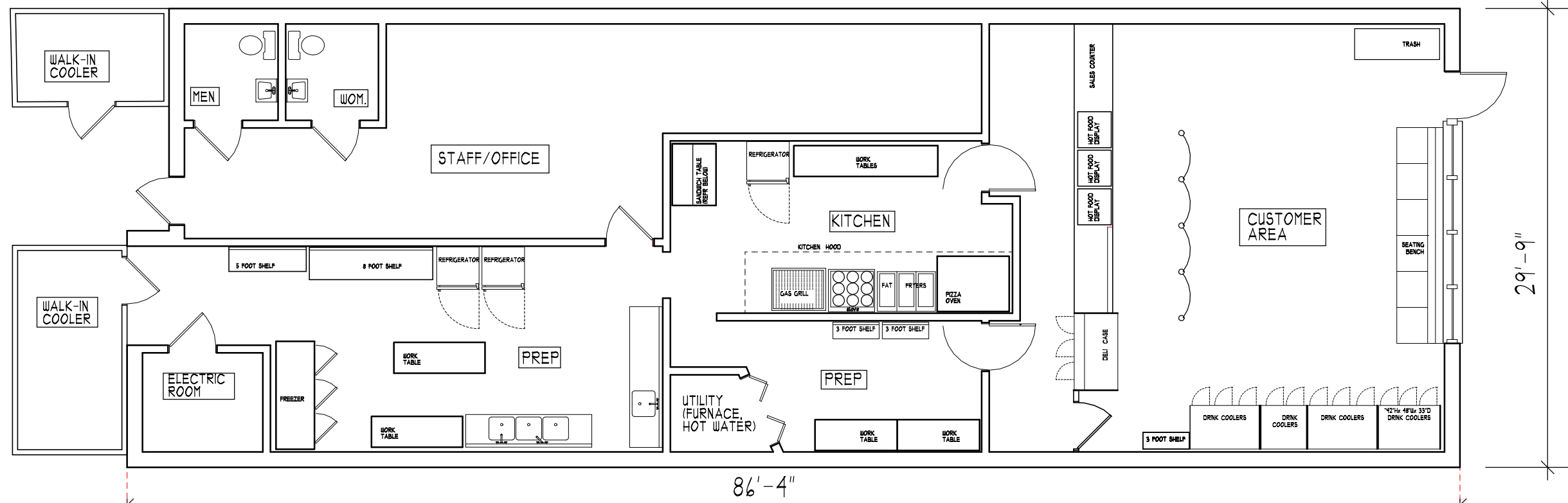
PITCHER architect PLLC

315.474.1219

JOB#: 224- 02  
 3-1-2024  
 REV: 4-22-2024



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



1 FIRST FLOOR PLAN  
 A-1 1/8" = 1'-0"  
 0 5 10 SCALE IN FEET 20



2 SOUTH - SIGN #1 103.4 SQ.FT.  
 A-1 1/8" = 1'-0"  
 0 5 10 SCALE IN FEET 20



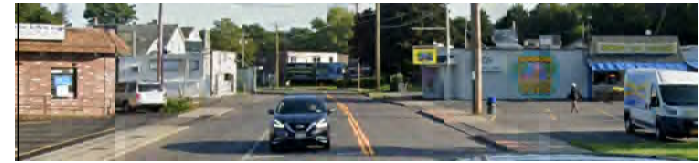
3 EAST - SIGN #2 12.5 SQ. FT.  
 A-1 1/8" = 1'-0"  
 0 5 10 SCALE IN FEET 20



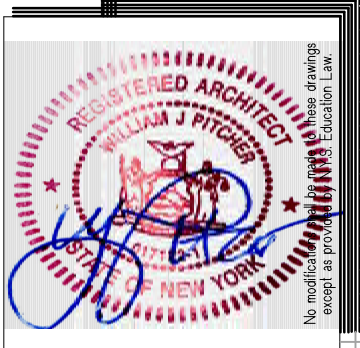
4 NORTH - SIGN #3 23 SQ. FT.  
 A-1 1/8" = 1'-0"  
 0 5 10 SCALE IN FEET 20



5/A-1 OLD SIGNS (n.t.s.)



6/A-1 INTERSECTION: SENECA & VALLEY (n.t.s.)



JOB#: 224-02  
 v11 3-1-2024

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

THE DELI ON VALLEY  
 SPECIAL PERMIT  
 1524 VALLEY DRIVE  
 SYRACUSE, NY  
 ©Pitcher Architect pllc, 2024. All rights reserved. Drawings are instruments of service and remain the property of the Architect.

FIRST FLOOR  
 PLAN  
 &  
 EQUIPMENT  
 A-1

Project:	SP-24-08
Date:	5/6/2024

## *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?”

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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"/>
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11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: SP-24-08

Date: 5/6/2024

## *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.

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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

5/6/2024

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 - 04/30/2024  
 Tax Map #: 070.-15-11.0  
 Owners: Valley Drive Properties, LLC  
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1524 Valley Dr	06/22/76	Project	SP - Restaurant	Approved	SP-76-12   Addition to package food restaurant.
1524 Valley Dr	08/07/85	Project	SP - Restaurant	Approved	SP-85-25   Restaurant expansion (Luigi's)
1524 Valley Dr	11/24/14	Inspection	Codes - Licensing	No Progress	
1524 Valley Dr	11/26/14	Violation	SPCC - C of U - Sec 27-164 (A)	Closed	
1524 Valley Dr	11/26/14	Violation	SPCC - C of U - Sec. 27-164 (B)	Closed	
1524 Valley Dr	12/05/14	Inspection	Codes - Licensing	Fail	
1524 Valley Dr	12/15/14	Inspection	Fire Prevention - Licensing	Fail	
1524 Valley Dr	12/15/14	Inspection	Codes Electric - Licensing	Fail	
1524 Valley Dr	12/15/14	Inspection	Codes - Licensing	Fail	
1524 Valley Dr	12/16/14	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
1524 Valley Dr	12/16/14	Violation	2010 IFC - Section 605.5 - Extension cords	Closed	
1524 Valley Dr	12/16/14	Violation	2010 IFC - Section 605.3 - Working space and clearance	Closed	
1524 Valley Dr	12/16/14	Violation	2010 IMC - Section 605.1 - Installation	Closed	
1524 Valley Dr	12/16/14	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
1524 Valley Dr	12/16/14	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
1524 Valley Dr	12/16/14	Violation	2010 IFC - Section 605.1 - Abatement of electrical hazards	Closed	

## City of Syracuse Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1524 Valley Dr	12/17/14	Violation	2010 IMC - Section 605.1 - Installation	Closed	
1524 Valley Dr	12/17/14	Violation	2010 IMC - Section 702.1 - General	Closed	
1524 Valley Dr	12/17/14	Violation	2010 IMC - Section 505.4 - Water heating facilities	Closed	
1524 Valley Dr	12/22/14	Inspection	Codes - Licensing	In Progress	
1524 Valley Dr	12/29/14	Inspection	Fire Prevention - Licensing	Pass	
1524 Valley Dr	01/22/15	Inspection	Codes Electric - Licensing	In Progress	
1524 Valley Dr	01/22/15	Inspection	Codes - Licensing	No Progress	
1524 Valley Dr	02/05/15	Inspection	Codes Electric - Licensing	Pass	
1524 Valley Dr	02/05/15	Inspection	Codes - Licensing	Pass	
1524 Valley Dr	04/08/15	Completed Complaint	Sewer Back Up	Completed	2015-07300   backup- mark 314-0060
1524 Valley Dr	12/27/16	Completed Complaint	Traffic Sign Req - General	Completed	2016-34844   luigi's there is a no stopping here to corner sign that has become loose out of the ground at an angle ready to pop out of the ground..
1524 Valley Dr	02/10/17	Complaint	Cert of Use - Restaurant	x Business Closed	CU2014-0102   Luigi's Pizza and Sandwich Shop
1524 Valley Dr	10/17/17	Complaint	Other (FPB)	Open	CU2017-0060   Inadequate access to fire protection devices. Failure to maintain fire protection equipment.
1524 Valley Dr	10/17/17	Inspection	Codes Electric - Licensing	Fail	
1524 Valley Dr	10/17/17	Inspection	Fire Prevention - Licensing	Fail	
1524 Valley Dr	10/19/17	Inspection	Codes - Licensing	Fail	
1524 Valley Dr	10/19/17	Violation	2015 IFC Section 604.2.12 Emergency Lighting	Closed	
1524 Valley Dr	10/19/17	Violation	2015 IPMC Section 605.1 Installation	Closed	

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Address	Date	Transaction	Transaction Type	Status	Description
1524 Valley Dr	10/19/17	Violation	2010 IFC - Section 605.3.1 - Labeling	Closed	
1524 Valley Dr	10/19/17	Violation	2015 IPMC Section 605.1 Installation	Closed	
1524 Valley Dr	10/19/17	Violation	SPCC - Provide Required Permits	Closed	
1524 Valley Dr	10/19/17	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
1524 Valley Dr	10/19/17	Violation	2015 IPMC Section 604.3 Electrical System Hazards	Closed	
1524 Valley Dr	10/24/17	Violation	2015 IPMC Section 305.6 Doors	Open	
1524 Valley Dr	10/24/17	Violation	2015 IMPC - 703.1 - Fire-Resistance-Rated Assemblies	Open	
1524 Valley Dr	10/24/17	Violation	Chapter 7 - Fire and Smoke Protection Features	Open	
1524 Valley Dr	10/24/17	Violation	Section 703 - Fire-Resistance Ratings	Open	
1524 Valley Dr	10/24/17	Violation	2015 IPMC Section 603.1 Mechanical Appliances And Systems	Open	
1524 Valley Dr	10/24/17	Violation	2015 IPMC Section 603.2 Exhaust	Open	
1524 Valley Dr	11/08/17	Inspection	Complaint Re-Inspection	In Progress	
1524 Valley Dr	12/07/17	Inspection	Complaint Re-Inspection	Pass	
1524 Valley Dr	01/03/18	Violation	2015 IMPC - 305.6 - Interior Doors	Closed	
1524 Valley Dr	01/03/18	Violation	2015 IMPC - 703.1 - Fire-Resistance-Rated Assemblies	Closed	
1524 Valley Dr	01/03/18	Violation	2015 IMPC - 603.1 - Mechanical Appliances	Closed	



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Address	Date	Transaction	Transaction Type	Status	Description
1524 Valley Dr	02/05/18	Permit Application	Electric	Issued	31218   electric
1524 Valley Dr	02/06/18	Inspection	Inspector Notification	In Progress	
1524 Valley Dr	02/09/18	Inspection	Progress Inspection	In Progress	
1524 Valley Dr	03/09/18	Inspection	Progress Inspection	In Progress	
1524 Valley Dr	04/18/18	Inspection	Progress Inspection	Pass	
1524 Valley Dr	05/01/18	Completed Permit	Electric	Completed - No	31218   electric   Completed #31218
1524 Valley Dr	06/20/19	Completed Complaint	Sewer Back Up	Completed	2019-17563   bu
1524 Valley Dr	02/28/20	Permit Application	HVAC/Mechanical	Issued	40937   Hood
1524 Valley Dr	02/28/20	Permit Application	Sprinkler	Issued	40941   Sprinkler
1524 Valley Dr	03/02/20	Inspection	Codes - Licensing	Pass	
1524 Valley Dr	03/02/20	Inspection	Codes Electric - Licensing	Pass	
1524 Valley Dr	03/02/20	Inspection	Fire Prevention - Licensing	In Progress	
1524 Valley Dr	10/19/20	Inspection	Inspector Notification	In Progress	
1524 Valley Dr	10/19/20	Inspection	Inspector Notification	In Progress	
1524 Valley Dr	10/19/20	Inspection	Final Inspection	Pass	
1524 Valley Dr	01/06/21	Inspection	Inspector Notification	In Progress	
1524 Valley Dr	01/07/21	Inspection	Sprinkler Inspection	Pass	
1524 Valley Dr	01/07/21	Completed Permit	HVAC/Mechanical	Certificate Issued	40937   Hood   Certificate of Completion #40937
1524 Valley Dr	01/07/21	Completed Permit	Sprinkler	Certificate Issued	40941   Sprinkler   Certificate of Completion #40941
1524 Valley Dr	12/15/23	Violation	Section 105.2 Building Permits	Closed	
1524 Valley Dr	12/15/23	Inspection	Complaint Inspection	In Progress	
1524 Valley Dr	12/28/23	Inspection	Complaint Re-Inspection	In Progress	
1524 Valley Dr	01/23/24	Inspection	Complaint Inspection	In Progress	
1524 Valley Dr	01/30/24	Completed Complaint	Building W/O Permit	Owner Compliance	2023-08406   Building without a permit
1524 Valley Dr	01/30/24	Inspection	Complaint Inspection	Ticket Dismissed	
1524 Valley Dr	03/22/24	Complaint	Cert of Use - Food Store	x Needs Site	CU2024-0096   Deli on the Valley

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Address	Date	Transaction	Transaction Type	Status	Description
1524 Valley Dr	03/25/24	Project	SP - Restaurant	In Review	SP-24-08   Special Use Permit to establish a food & beverage retail use in MX-2.
1524 Valley Dr	04/16/24	Inspection	Codes - Licensing	Pass	
1524 Valley Dr	04/16/24	Inspection	Codes Electric - Licensing	Pass	
1524 Valley Dr	04/16/24	Inspection	Fire Prevention - Licensing	Pass	



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Valley Drive Properties, LLC.  
From: Zhitong Wu, Zoning Planner  
Date: 5/1/2024 10:00:28 AM  
Re: SP - Restaurant SP-24-08  
1524 Valley Dr, 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](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Administrator	Pending	03/28/2024		
Zoning Planner	Pending	04/23/2024		4.23.24: updated plans submitted. on schedule for 5/6 CPC meeting  On hold pending update site plans
Planning Commission	Pending	04/19/2024		
Common Council	Pending	04/19/2024		