



**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-24-09</u>	<b>Staff Report – July 29, 2024</b>
<b>Application Type:</b>	Special Use Permit
<b>Project Address:</b>	1601 Lemoyne Avenue (Tax Map ID: 004.-05-03.0), 1611 Lemoyne Avenue To City Line, (Tax Map ID: 004.-05-02.0), 1585 Lemoyne Avenue (Tax Map ID: 004.-05-04.1)
<b>Summary of Proposed Action:</b>	<p>The applicant (Cuse Car Care, LLC.) proposes to change the land use from a heavy automobile repair use type to a light automobile repair use type and build a 2,920 SF (footprint) addition onto the existing building. The existing heavy automobile repair use type is a legal non-conforming land use in the Mixed-Use Transition, MX-3 Zone District. The light automobile repair use type is a conforming use and only permitted by a Special Use Permit in the MX-3 Zone District.</p> <p>The applicant also intends to combine three existing lots (1601 Lemoyne Ave., 1611 Lemoyne Ave., and 1585 Lemoyne Ave.) to become one new lot (new 1601 Lemoyne Ave.) for the proposed light automobile repair use and proposed building expansion.</p> <p>The total gross floor area of the proposed building is 5,840 SF (2-story) and the existing building is 3,165 SF (1 story). The total gross floor area of the existing and proposed conditions is 9,005 GSF.</p>
<b>Owner/Applicant</b>	Michael Pierce, Cuse Car Care LLC (Owner) Jared McCormick, Daniel Manning-Architect, PLLC (Applicant)
<b>Existing Zone District:</b>	Mixed-Use Transition, MX-3 Zone District
<b>Surrounding Zone Districts:</b>	The neighboring properties to the south are within the High Density Residential, R5 Zone District, to the west is the Single Unit Residential, R1 Zone District, and to the east is the Low Density Residential, R2 Zone District.
<b>Companion Application(s)</b>	<b>Resubdivision, R-24-26: Combine three lots into one new lot</b> <b>Major Site Plan Review, MaSPR-24-16: Establish a light automobile repair land use</b>
<b>Scope of Work:</b>	Aside from the change of land use, the scope of work includes a building addition that will create an additional 2-story structure attached to the 1-story existing building. Repair and related vehicle service are proposed on the first story with 9 service bays, 1 flat bay, and an alignment bay. The second story is for office use and break room. The scope of site work involves 18 parking spaces on the left and right sides of the proposed building, which includes 1 ADA parking space. Landscaping will be provided for the parking area. The applicant will install 4 feet height chain link fence along with the parking space that abuts the adjacent Residential Zone District. Two enclosed dumpsters will be situated behind the proposed building. 10% of the site area is reserved for snow storage.
<b>Staff Analysis:</b>	<p><b>Factors:</b></p> <ul style="list-style-type: none"> <li>- Based on the Zoning record, the existing building at 1601 Lemoyne Avenue has been operating as a heavy automobile repair use and us a legal non-conforming use. Under ReZone Syracuse Zoning Ordinance, heavy automobile repair use types are prohibited, but light automobile repair use types are permitted by Special Use Permit in the MX-3 Zone District.</li> <li>- Two involved properties (1601 Lemoyne Ave., 1611 Lemoyne Ave.) cross the municipal boundary of Syracuse into the Town of Salina.</li> <li>- The project has been reviewed by the Planning department of the Town of Salina with no comments and concerns given. The Town of Salina agree to the Syracuse City Planning Commission to become the Lead Agency for the SEQR review.</li> </ul>

	<ul style="list-style-type: none"> <li>- In the MX-3 Zone District, all new building has to be two stories. Since the existing building is a one-story building and is considered a legal nonconforming structure, it is allowed to remain. The proposed addition to the existing building shall comply with two story minimum requirement.</li> </ul> <p><b><u>Recommended Approval Condition:</u></b></p> <p>1: The proposed light auto repair shop use shall not involve any removals of engines, transmissions, or framework. Otherwise, the use will be considered for heavy auto repair.</p> <p>2: The business operator shall not store vehicle hulks and parts anywhere outside of any building. The outside space on site shall not be used as a junkyard.</p> <p>3: The use shall not include dismantling as regulated by the State of New York.</p> <p>4: Operation hours shall be restricted from 8 Am -5 Pm Monday to Friday.</p> <p>5: Off-street parking areas shall not be located between the front building façade and the adjacent street frontage including garages and garage doors.</p> <p>6: The east side of the building abutting the adjacent residential zone shall be installed with screening and buffer.</p> <p>7: The applicant is required to coordinate with the Onondaga County Department of Transportation regarding access plans and establish a formal driveway access to Lemoyne Avenue in conformance with the commercial driveway standards.</p> <p>8: The applicant and City must coordinate a multi-municipal review of the proposed project with the Town of Salina.</p>
<b><i>Zoning Procedural History:</i></b>	<p>1601 Lemoyne Avenue:</p> <ul style="list-style-type: none"> <li>- No Zoning history is available.</li> </ul> <p>1611 Lemoyne Avenue:</p> <ul style="list-style-type: none"> <li>- No Zoning history is available.</li> </ul> <p>1585 Lemoyne Avenue:</p> <ul style="list-style-type: none"> <li>- No Zoning history is available.</li> </ul>
<b><i>Summary of Zoning History:</i></b>	<p>No prior zoning approvals are available for the three subject properties. According to the previous Zoning Office record, the existing heavy automobile repair use is a legal non-conforming use at 1601 Lemoyne Avenue.</p>
<b><i>Code Enforcement History:</i></b>	<p>See attached code enforcement history.</p>
<b><i>Zoning Violations:</i></b>	<p>The proposed lot has no zoning violations.</p>
<b><i>Summary of Changes:</i></b>	<p>This is not a continued application.</p>
<b><i>Property Characteristics:</i></b>	<p><b><u>Existing property characteristics</u></b></p> <p>The subject property is irregular in shape with 52.38 feet of frontage on 1611 Lemoyne Avenue and a lot depth of 75.23 feet.</p> <p>The subject property is irregular in shape with 104.76 feet of frontage on 1601 Lemoyne</p>

	<p>Avenue and a lot depth of 204.16 feet.</p> <p>The subject property is irregular in shape with 10 feet of frontage on 1585 Lemoyne Avenue and a lot depth of 219.67 feet.</p> <p><b><u>Proposed property characteristics (only within the Municipality of the City of Syracuse)</u></b></p> <p>The proposed property will be irregular in shape with 167.14 feet of frontage running east along Lemoyne Avenue, then headed northwest for 207.19 feet, south-west 219.67 feet, and northeast for 75.23 feet. The new lot will be 25,003 SF. The sum of proposed structural and impervious surface coverage will be 23,676 SF, covering 94.6% of the lot size</p>
<b><i>SEQR Determination:</i></b>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<b><i>Onondaga County Planning Board Referral:</i></b>	<p>Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with comments:</p> <p>The applicant and municipality are encouraged to improve the appearance of the site while improving stormwater conditions by adding landscaping and plantings along the road frontage and parcel boundaries, adding bioswales and planting islands, and/or utilizing permeable pavement on-site.</p>

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

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- The rest of the submittals are the drawings listed below.
- Site Plan: New Addition For CUSE CAR CARE 1601 Lemoyne Avenue, Syracuse, New York 13208; Sheet L-1 Registered Architect: Daniel J Manning; Danniell Manning Architect PLLC; Date 6/24/2024, Drawn by JRM; Scale: as indicated
- Floor Plans: New Addition For CUSE CAR CARE 1601 Lemoyne Avenue, Syracuse, New York 13208; Sheet A-1 Registered Architect: Daniel J Manning; Danniell Manning Architect PLLC; Date 6/24/2024, Drawn by JRM' Scale: 1/8'' = 1'
- Building Elevations : New Addition For CUSE CAR CARE 1601 Lemoyne Avenue, Syracuse, New York 13208; Sheet A-2; Registered Architect: Daniel J Manning; Danniell Manning Architect PLLC; Date 6/24/2024, Drawn by JRM' Scale: 1/8'' = 1'
- Materials detail: New Addition For CUSE CAR CARE 1601 Lemoyne Avenue, Syracuse, New York 13208; Sheet A-3; Registered Architect: Daniel J Manning; Danniell Manning Architect PLLC; Date 6/24/2024, Drawn by JRM'

**Attachments:**

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

**Context Maps:**



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 Jake Dishaw, Zoning Administrator  
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<u>MaSPR-24-16</u>	<u>Staff Report – July 29, 2024</u>
<b>Application Type:</b>	Major Site Plan Review
<b>Project Address:</b>	1601 Lemoyne Avenue (Tax Map ID: 004.-05-03.0), 1611 Lemoyne Avenue to City Line, (Tax Map ID: 004.-05-02.0), 1585 Lemoyne Avenue (Tax Map ID: 004.-05-04.1)
<b>Summary of Proposed Action:</b>	<p>The applicant (Cuse Car Care, LLC.) proposes to change the land use from a heavy automobile repair use type to a light automobile repair use type and build a 2,920 SF (footprint) addition onto the existing building. The existing heavy automobile repair use type is a legal non-conforming land use in the Mixed-Use Transition, MX-3 Zone District. The light automobile repair use type is a conforming use and only permitted by a Special Use Permit in the MX-3 Zone District.</p> <p>The applicant also intends to combine three existing lots (1601 Lemoyne Ave., 1611 Lemoyne Ave., and 1585 Lemoyne Ave.) to become one new lot (new 1601 Lemoyne Ave.) for the proposed light automobile repair use and proposed building expansion.</p> <p>The total gross floor area of the proposed building is 5,840 SF (2-story) and the existing building is 3,165 SF (1 story). The total gross floor area of the existing and proposed conditions is 9,005 GSF.</p>
<b>Owner/Applicant</b>	Michael Pierce, Cuse Car Care LLC (Owner) Jared McCormick, Daniel Manning-Architect, PLLC (Applicant)
<b>Existing Zone District:</b>	Mixed-Use Transition, MX-3 Zone District
<b>Surrounding Zone Districts:</b>	The neighboring properties to the south are within the High Density Residential, R5 Zone District and the west is the Single Unit Residential, R1 Zone District, and the east of the property is the Low Density Residential, R2 Zone District.
<b>Companion Application(s)</b>	Reusbdivision, R-24-26: Combine three lots into one new lot Special Use Permit, SP-24-09: Establish a light automobile repair use type
<b>Scope of Work:</b>	Aside from the change of land use, the scope of work includes a building addition that will create an additional 2-story structure attached to the 1-story existing building. Repair and related vehicle service are proposed on the first story with 9 service bays, 1 flat bay, and an alignment bay. The second story is for office use and break room. The scope of site work involves 18 parking spaces on the left and right sides of the proposed building, which includes 1 ADA parking space. Landscaping will be provided for the parking area. The applicant will install 4 feet height chain link fence along with the parking space that abuts the adjacent Residential Zone District. Two enclosed dumpsters will be situated behind the proposed building. 10% of the site area is reserved for snow storage.
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<p><b><i>Code Enforcement History:</i></b></p>	<p>See attached code enforcement history.</p>
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**Application Submittals:** The application submitted the following in support of the proposed project:

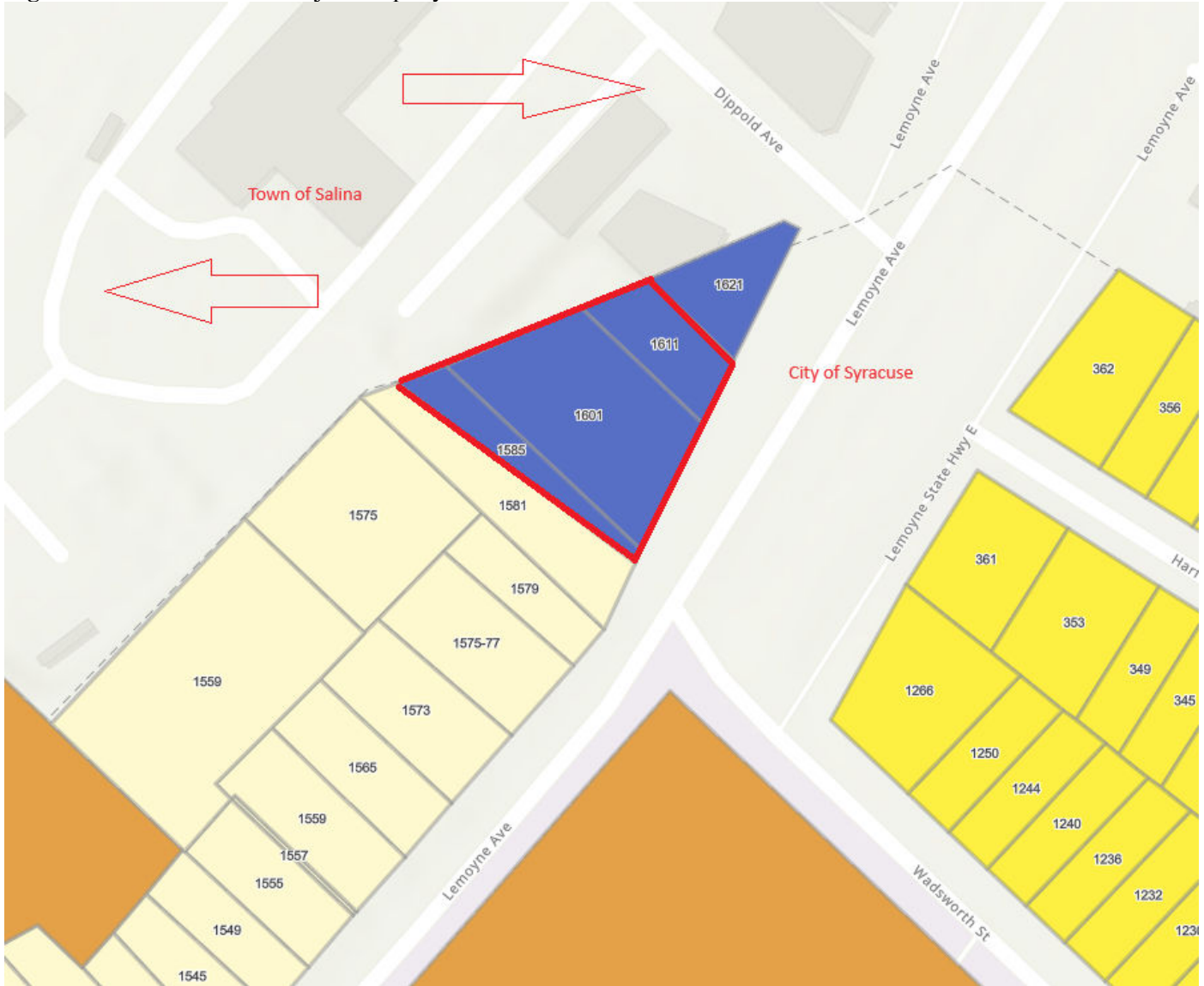
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**Attachments:**

- |   |                                    |
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| Major Site Plan Application                         |                                    |
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| Code Enforcement History                            | IPS Comments from City Departments |

**Context Maps:**

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

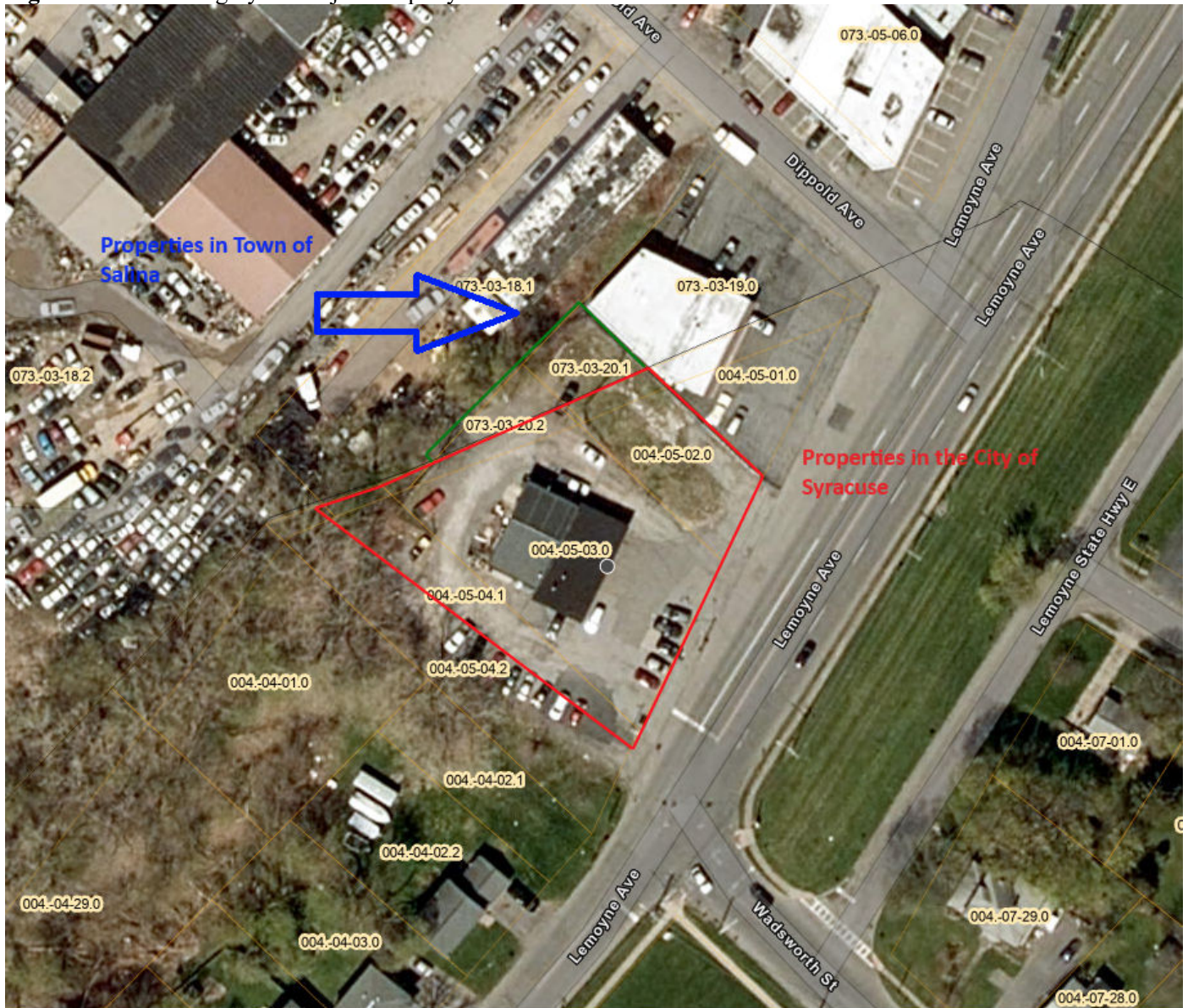


Description: Figure 1 shows the current Zone District of the subject property.

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



Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of Cuse Car Care LLC 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.*

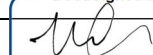
**General Project Information**

Business/project name: <b>Addition to: Cuse Car Care</b>		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): <b>1601 LeMoyne Avenue and Wadsworth South</b>		
Lot numbers: <b>02, 03, 04.1</b>	Block number: <b>05</b>	Lot size (sq. ft.) <b>25,003</b>
Current use of property: <b>Automobile Repair - Heavy</b>		Proposed: <b>Automobile Repair - Light</b>
Current number of dwelling units (if applicable): <b>N/A</b>		Proposed: <b>N/A</b>
Current hours of operation (if applicable): <b>8am – 5pm, M-F</b>		Proposed: <b>8am-5pm, M-F</b>
Current onsite parking (if applicable): <b>6</b>		Proposed: <b>18 (total)</b>
Zoning (base and any overlay) of property: <b>MX-3</b>		
Companion zoning applications (if applicable, list any related zoning applications): <b>Resubdivision, major Site plan review</b>		
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: +- <b>16' w X 2'-4" h</b>	Type: <b>Building Mounted</b>	Location: <b>Above doors, east side</b>
Size: + - <b>3' w X 6' h</b>	Type: <b>Light Pole Mounted</b>	Location: <b>near street, south corner of lot</b>
Nature and extent of Special Use requested (attach additional pages if necessary): <b>Proposing to change use from Automobile Repair Heavy to Automobile Light and expand building footprint to meet market demand for car repair services.</b>		

**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: **Cuse Cars, LLC - Michael Pierce**

Signature: 

Date: **1/24/2024**

**Mailing address: 500 Hiawatha Blvd, Syracuse NY 13208**



**For Office Use Only**

Zone District: \_\_\_\_\_  
 Application Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 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: Addition to Cuse Car Care	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 1601 LeMoyne Avenue and Wadsworth South	
Tax Map ID#: 004.-05-02 , 004.-05-03, 004.-05-04.1	Lot size (sq. ft.): 25,003
Current use of property: Automobile Repair - Heavy	Proposed: Automobile Repair - Light
Current number of dwelling units (if applicable): 0	Proposed: 0
Current onsite parking (if applicable): 6	Proposed: 18
Zone District (base and any overlay) of property: MX-3	
Companion zoning applications (if applicable, list any related zoning applications): Resubdivision, Special Use Permit	
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 checked="" type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes	
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):	
Size: 16'w X 2'-4" h	Type: Building Mounted
	Location: Above doors, east side
Size: 3'w X 6'h	Type: Pole Mounted
	Location: near street, south corner
Nature and extent of Site Plan requested (attach additional pages if necessary): Proposing to change use from Automobile Repair Heavy to Automobile Light and expand building footprint to meet market demand for car repair services. The new addition will be a 2-story, 2,920 SF addition to the west side of the existing and wrap around the north side. Four new service bays will be created along with a 2nd floor for offices, employee break room and general storage. The site will be paved with new asphalt, establish parking, dumpster enclosure and fencing at the property line for screening and security. No new signs are proposed	



## Site Plan Review Application

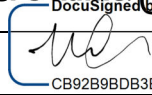
Office of Zoning Administration  
 300 S State St, Suite 700  
 Syracuse, NY 13202  
 Phone: (315) 448-8640  
 Email: zoning@syr.gov.net

### 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:** Cuse Cars, LLC - Michael Pierce

Signature:

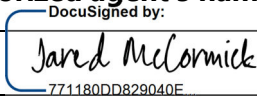
  
 CB92B9BDB3EB437...

Date: 4/9/2024

Mailing address: 500 Hiawatha Blvd, Syracuse NY 13208

**Print authorized agent's name:** Jared McCormick

Signature:

  
 771180DD829040E

Date: 4/9/2024

Mailing address: 225 Wilkinson St, Suite 104 Syracuse, NY 13204

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

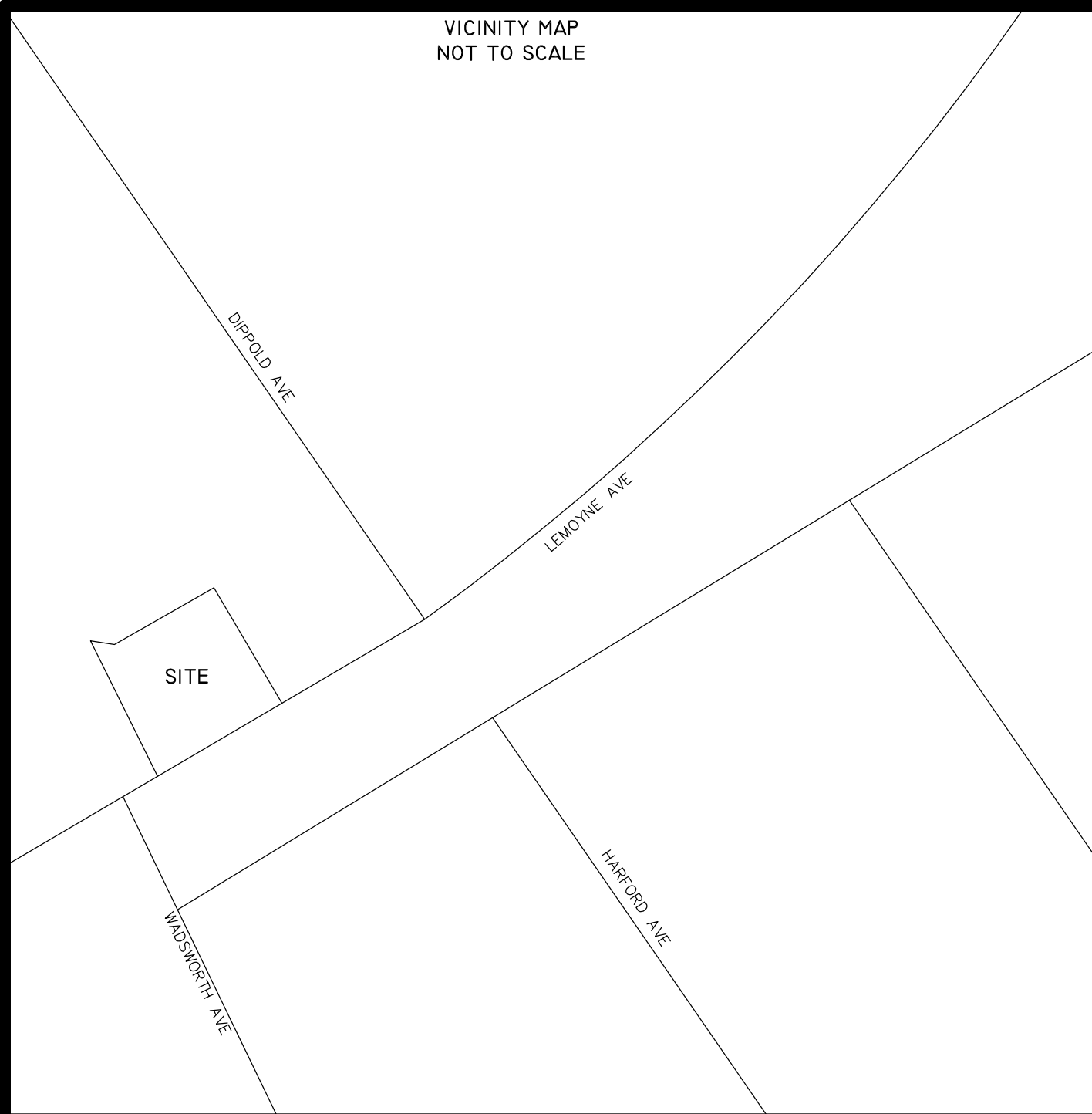
Please submit one copy of each of the following:

- **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

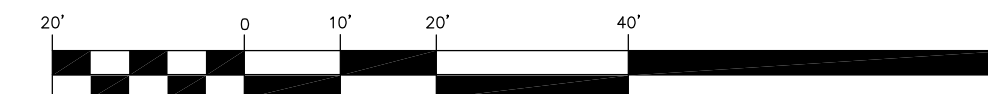
Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, **separate site plan review applications must be submitted for each project site.** Hard copies of plans may be submitted in person. All plans must include 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

VICINITY MAP  
NOT TO SCALE



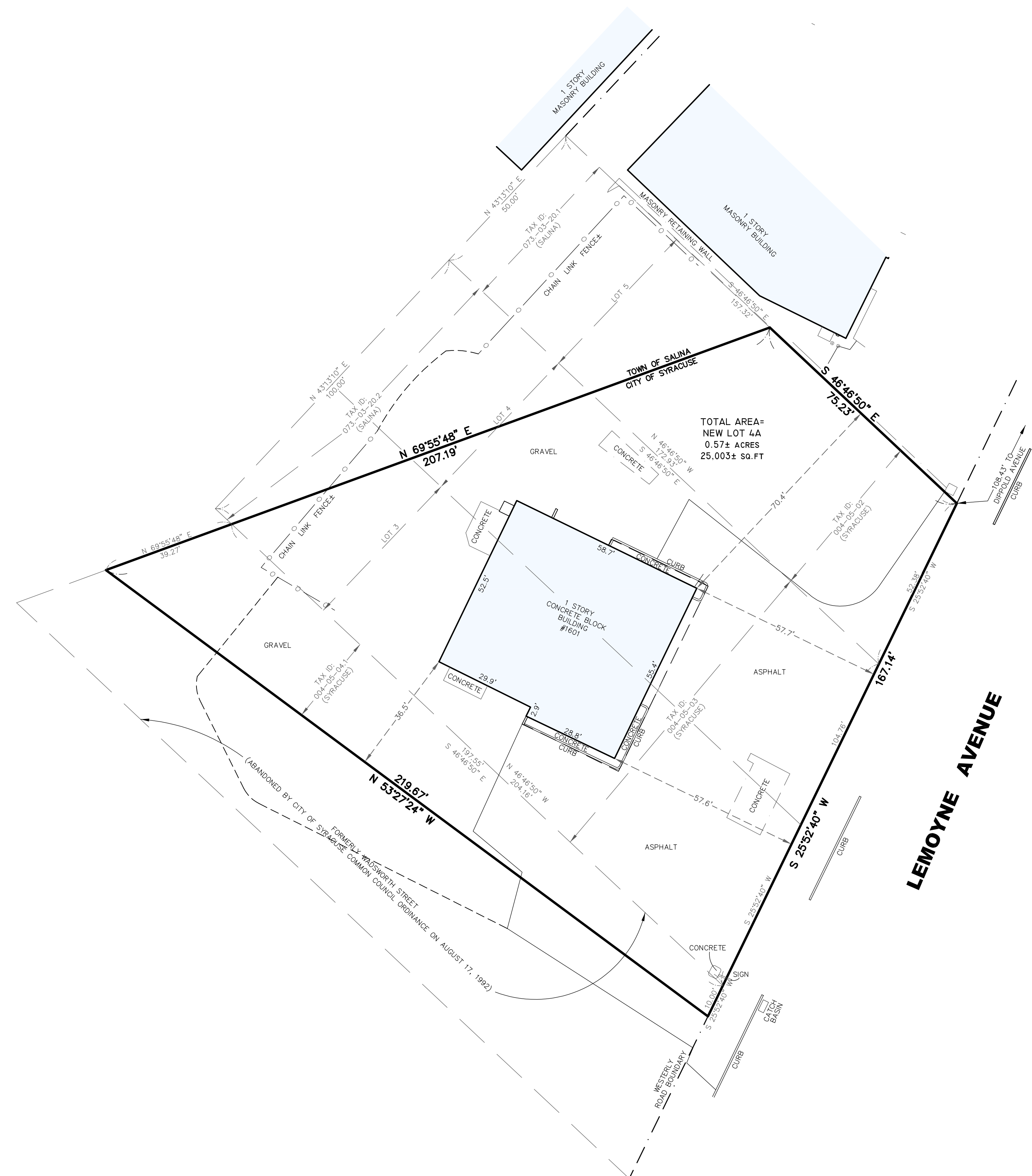
GRAPHIC SCALE



( IN FEET )  
1 inch = 20' ft.



Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.  
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.  
This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees. Survey prepared without the benefit of an abstract.  
Location surveys do not include the staking of the property corners except as shown. No building construction and/or improvements can be performed until the correct applications have been submitted for approval.



TOTAL AREA=  
NEW LOT 4A  
0.57± ACRES  
25,003± SQ. FT

APPROVALS

--	--

CUSE CARS, LLC  
SUBDIVISION  
PRELIMINARY PLAN

No.	DATE	DESCRIPTION	BY

**LEHR**  
LAND SURVEYORS D.P.C.

2845  
116 SALINA STREET - SUITE 6  
LIVERPOOL, NEW YORK 13088  
315-451-3333  
info@lehrlandsurveyors.com

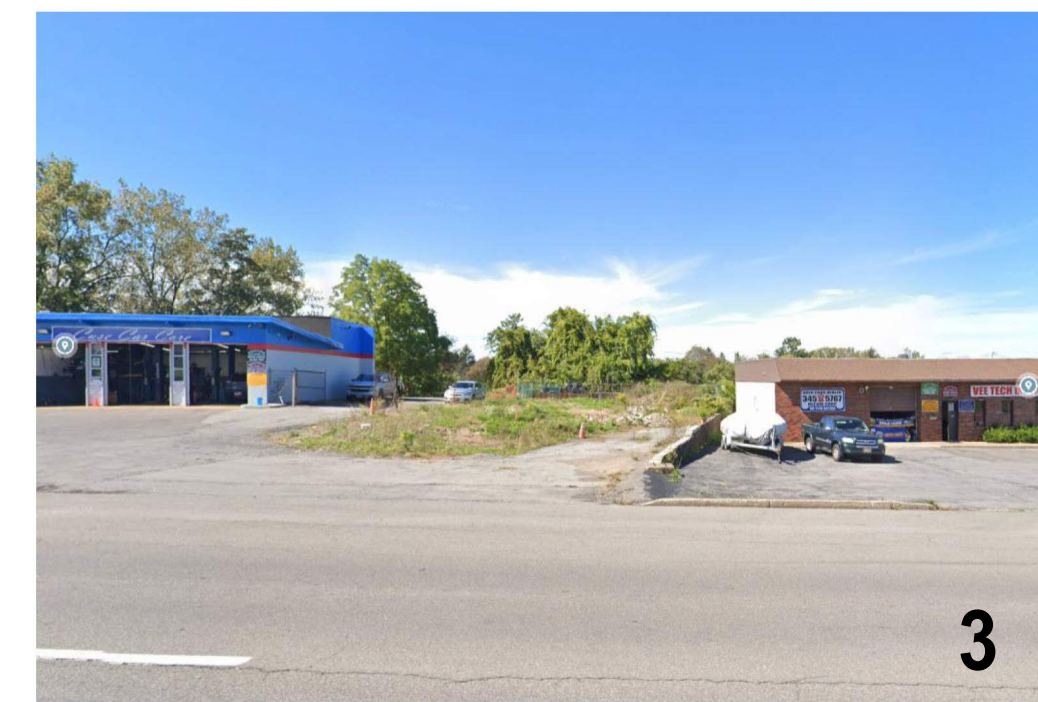
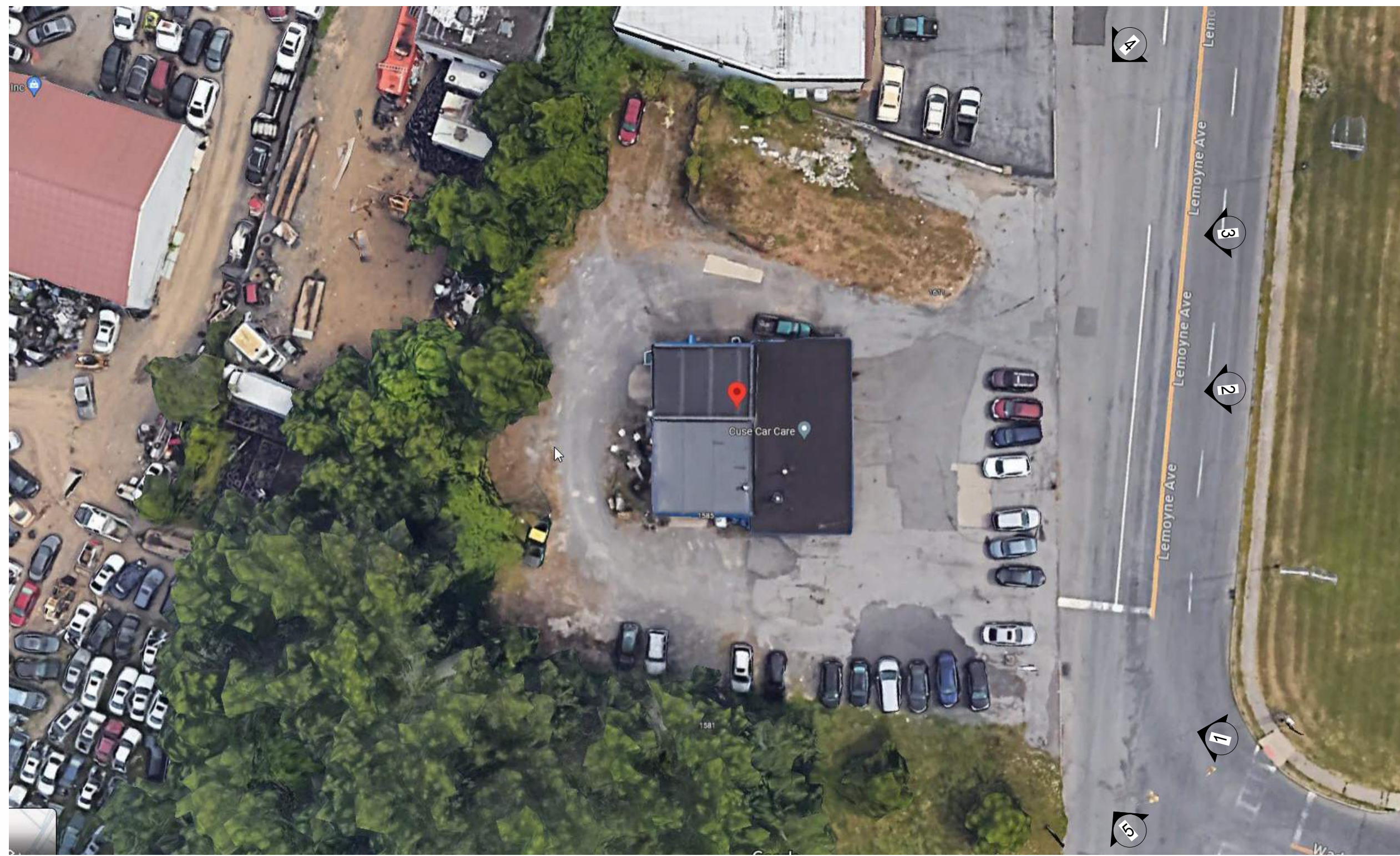
I HEREBY CERTIFY THAT THIS IS AN  
ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

DOUGLAS R. LEHR NYSLS 49223

RESUBDIVISION ON PART OF LOTS 3, 4 & 5 OF THE DIPPOLD TRACT, FILED MARCH 21, 1929, MAP #2235, AND A PORTION OF WADSWORTH STREET (FORMERLY) AS ABANDONED BY CITY OF SYRACUSE COMMON COUNCIL ORDINANCE, INTO NEW LOT 4A  
KNOWN AS No.1585, No.1601 & No.1611 LEMOYNE AVENUE, TOWN OF SALINA AND CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK.  
FIELD DATE: 22 MARCH 2023 MAP DATE: 12 APRIL 2023 SCALE: 1"=20' DRAWN BY: GCH  
REVISIONS: DRAWING No. 23-C-55 40"

OWNER:  
CUSE CARS, LLC.  
INSTRUMENT, #2020-00017837  
#500 HIAWATHA BOULEVARD  
SYRACUSE, NEW YORK 13208





**ZONING SUMMARY:**

PROPOSED LOT SIZE: 31,895 SF  
 ZONED: MX-3  
 CURRENT USE: AUTOMOBILE REPAIR, HEAVY (NON-CONFORMING USE)  
 PROPOSED USE: AUTOMOBILE REPAIR, LIGHT (CONFORMING)

**STANDARDS MX-3**

**SETBACKS**  
 FRONT: 0'  
 SIDE: 0'  
 REAR: 4'

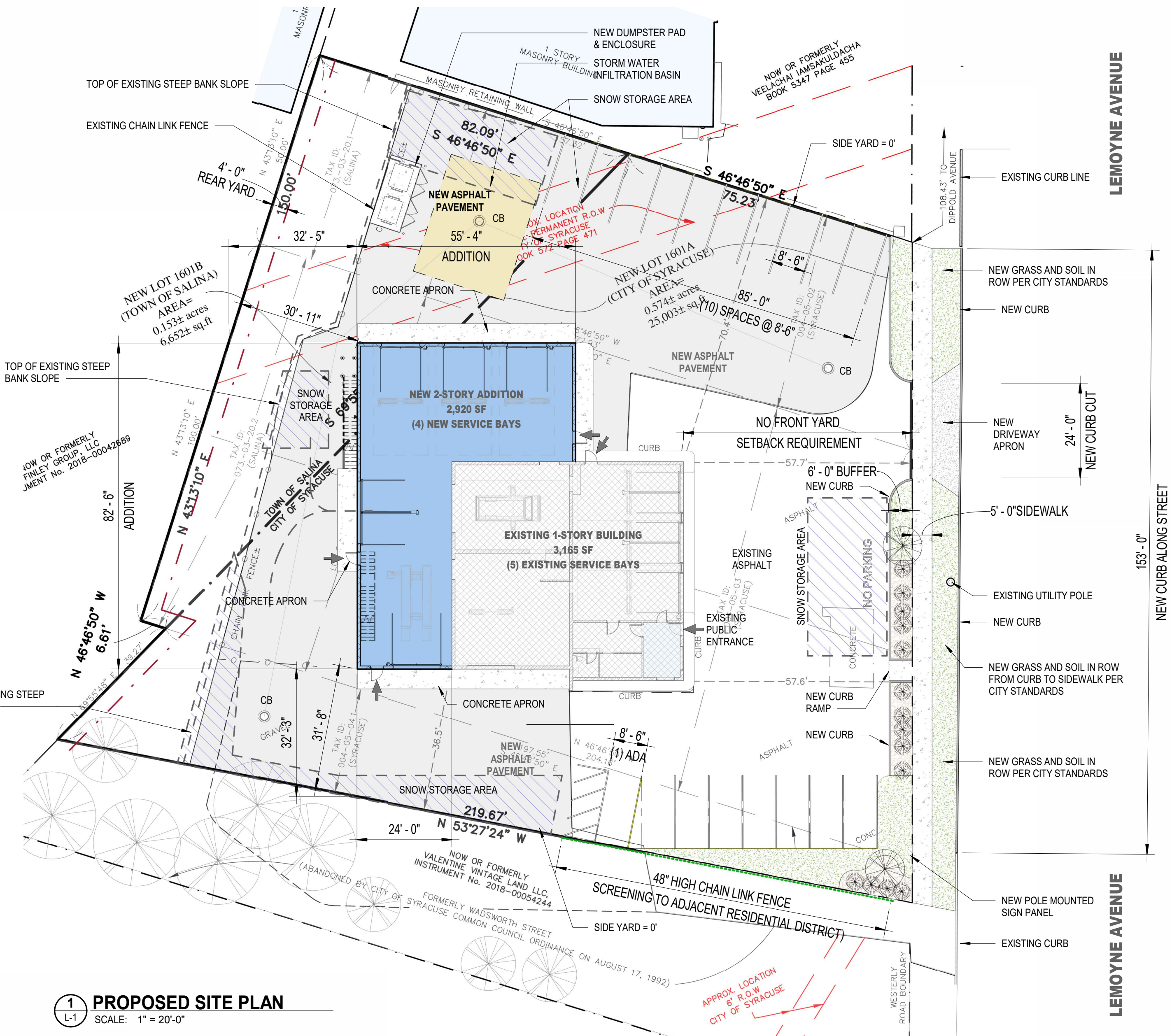
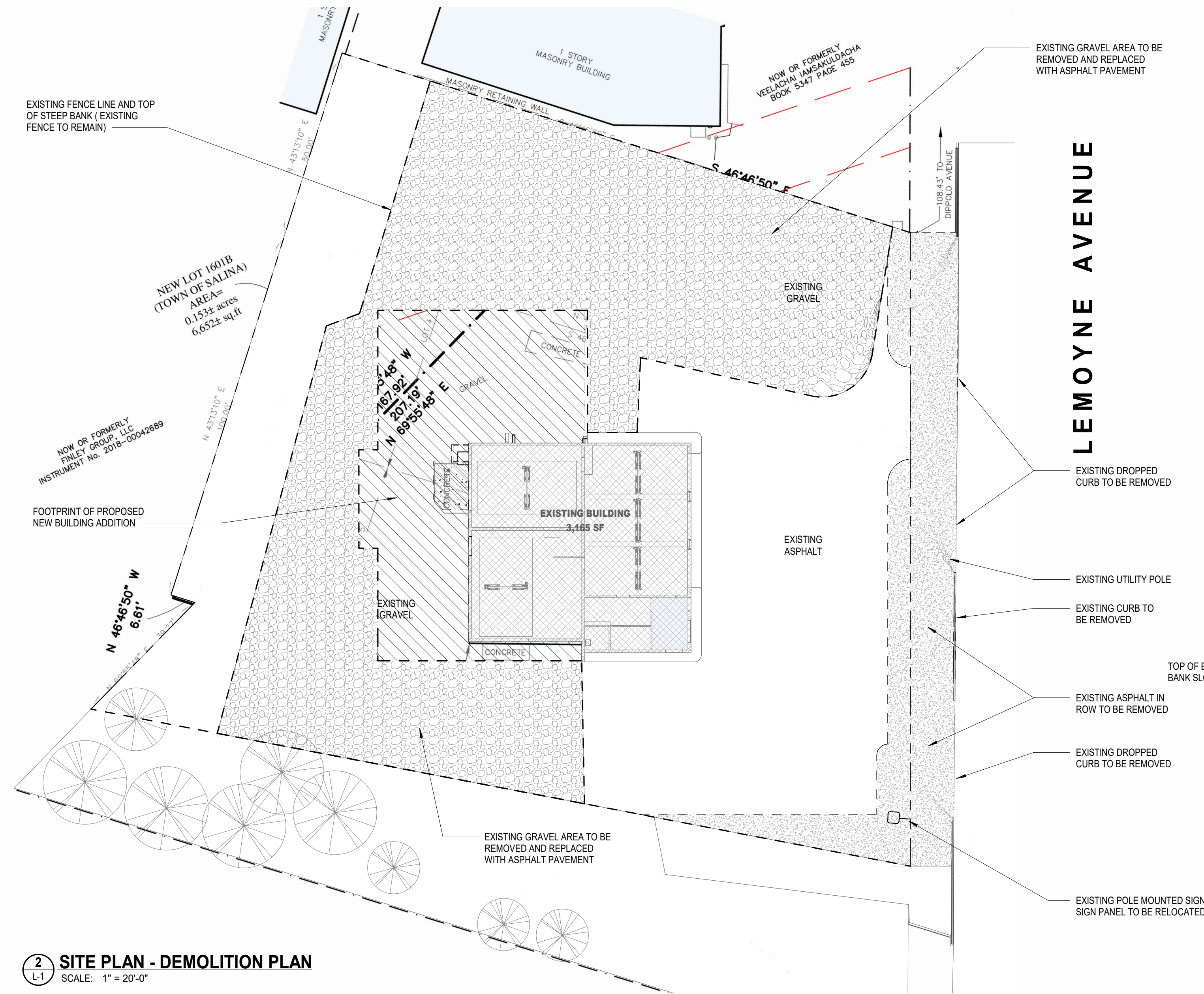
**HEIGHT/STORIES**  
 NO MAXIMUM HEIGHT  
 2-STORIES MINIMUM >>> NEW 2-STORY ADDITION - **COMPLIES**

**LOT MINIMUM**  
 WIDTH: 40'

**IMPERVIOUS SURFACE**  
 OTHER USES: 95% (30,110 SF) - 19,305 SF PROPOSED

**MINIMUM REQUIRED OFFSTREET PARKING SPACES**  
 TABLE 4.1  
 AUTOMOBILE REPAIR, LIGHT: 2 SPACES PER REPAIR BAY - 18 REQUIRED  
 18 PROVIDED

**3 SITE PHOTO MAP**  
 SCALE: 1" = 30'-0"



PROJECT:  
 NEW ADDITION FOR:  
**CUSE CAR CARE**  
 1601 LEMOYNE AVENUE, SYRACUSE, NEW YORK 13208

ARCHITECT:  
**DANIEL MANNING**  
 ARCHITECT PLLC  
 225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204



PROJECT NORTH

Revision	
No	Date

DATE: 6/24/24 SCALE: As indicated  
 DRAWN BY: JRM JOB No.: 23016

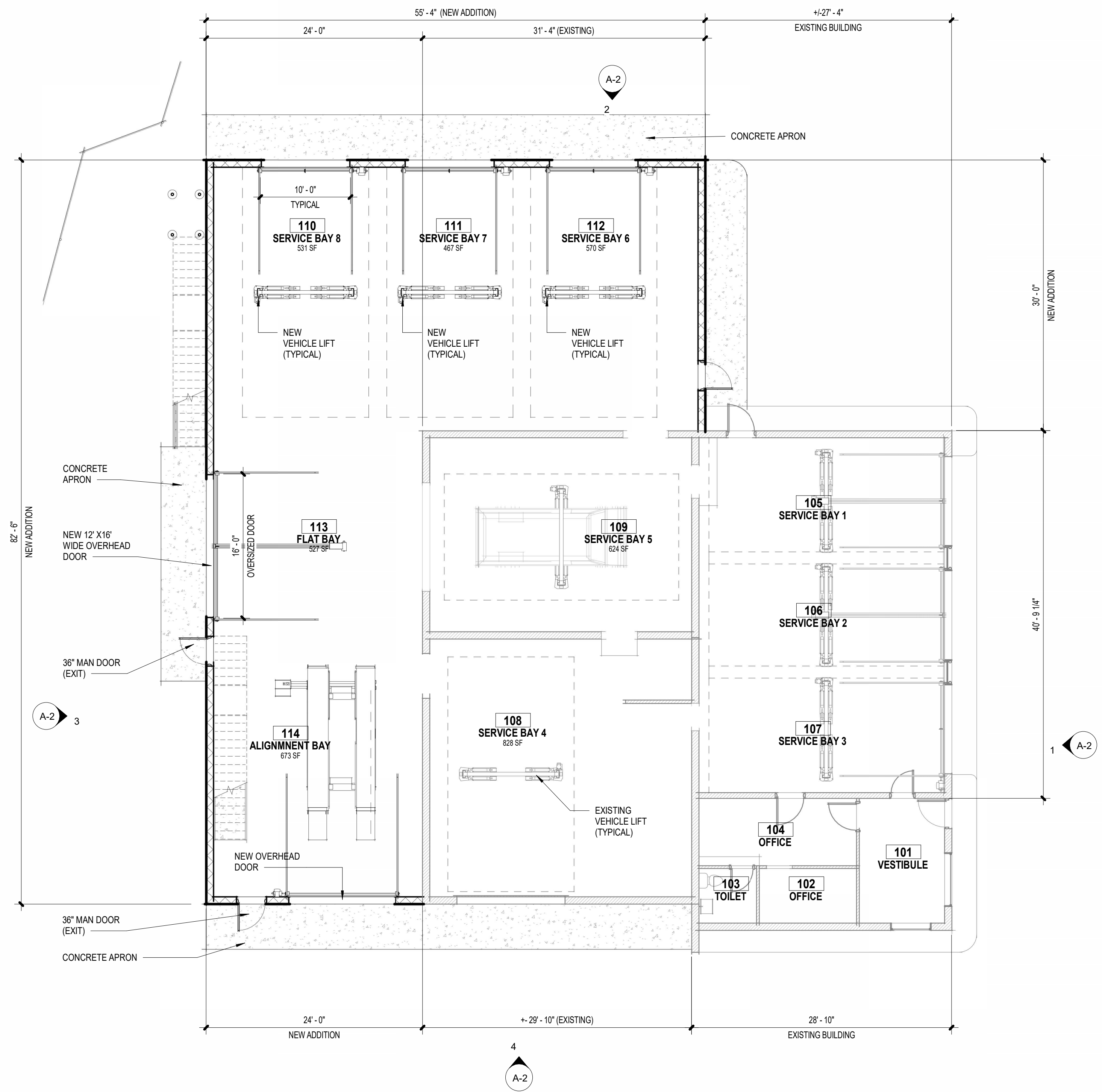
DRAWING DESCRIPTION  
**SITE PLANS**

SHEET NUMBER  
**L-1**





**2** PROPOSED 2ND FLOOR PLAN - ADDITION  
 SCALE: 1/8" = 1'-0"



**1** PROPOSED 1ST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

PROJECT:  
 NEW ADDITION FOR:  
**CUSE CAR CARE**  
 1601 LEMOYNE AVENUE, SYRACUSE, NEW YORK 13208

ARCHITECT:  
**DANIEL MANNING**  
 ARCHITECT PLLC  
 225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204  
REGISTERED PROFESSIONAL ARCHITECT, STATE OF NEW YORK  
 LICENSE NO. 119833  
 I HEREBY CERTIFY THAT I AM THE ARCHITECT OF RECORD FOR THIS PROJECT AND THAT I HAVE NOT ALTERED THE ARCHITECTURAL DRAWINGS IN ANY MANNER SINCE THEY WERE APPROVED BY THE STATE OF NEW YORK. A DESCRIPTION OF THE ALTERATION, THIS STATEMENT IS PLACED HEREIN AS REQUIRED BY LAW.



PROJECT NORTH

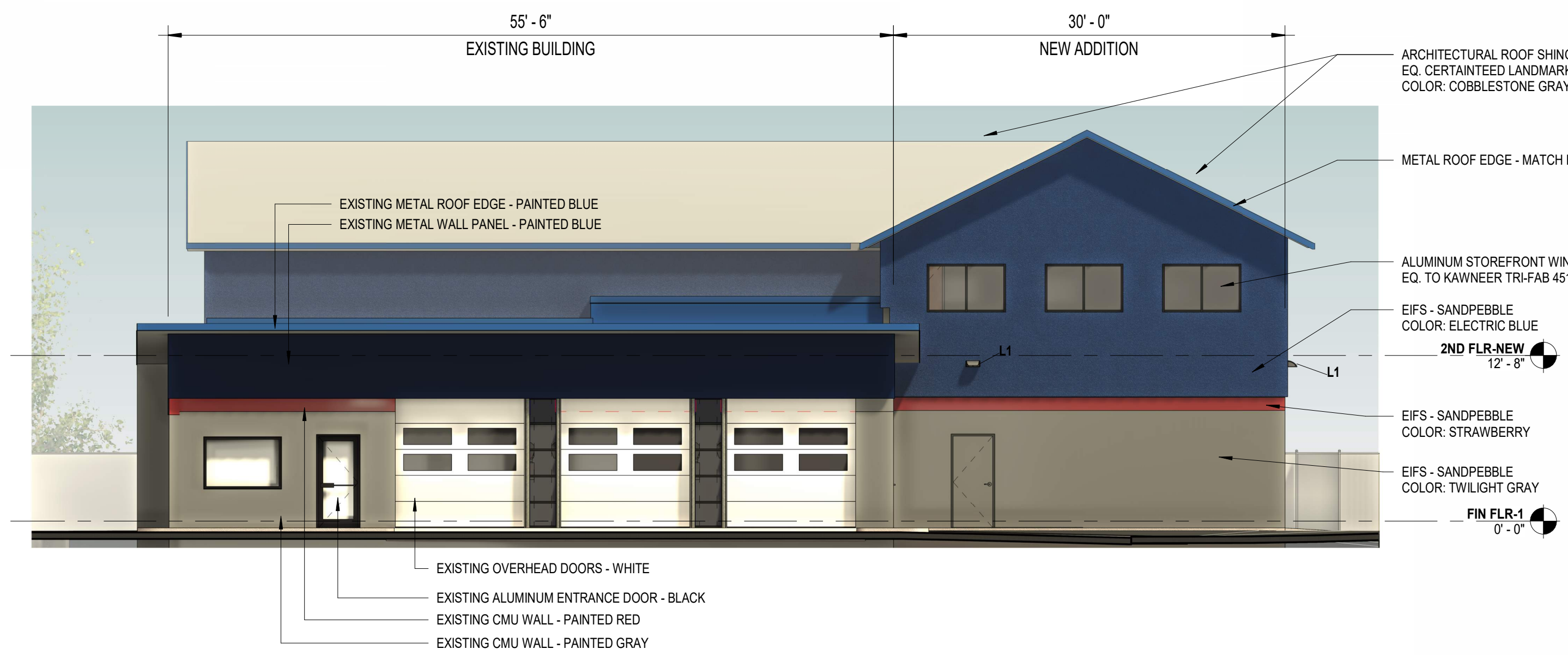
Revision	
No	Date

DATE 6/24/24	SCALE 1/8" = 1'-0"
DRAWN BY JRM	JOB No. 23016

DRAWING DESCRIPTION  
**FLOOR PLANS**

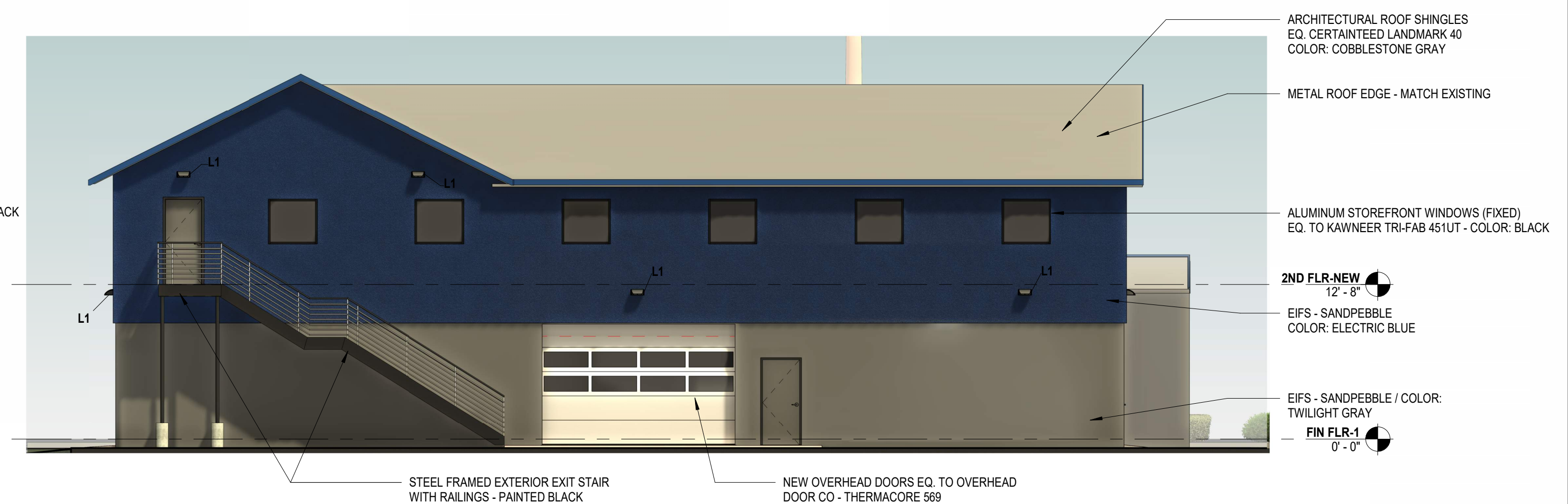
SHEET NUMBER  
**A-1**





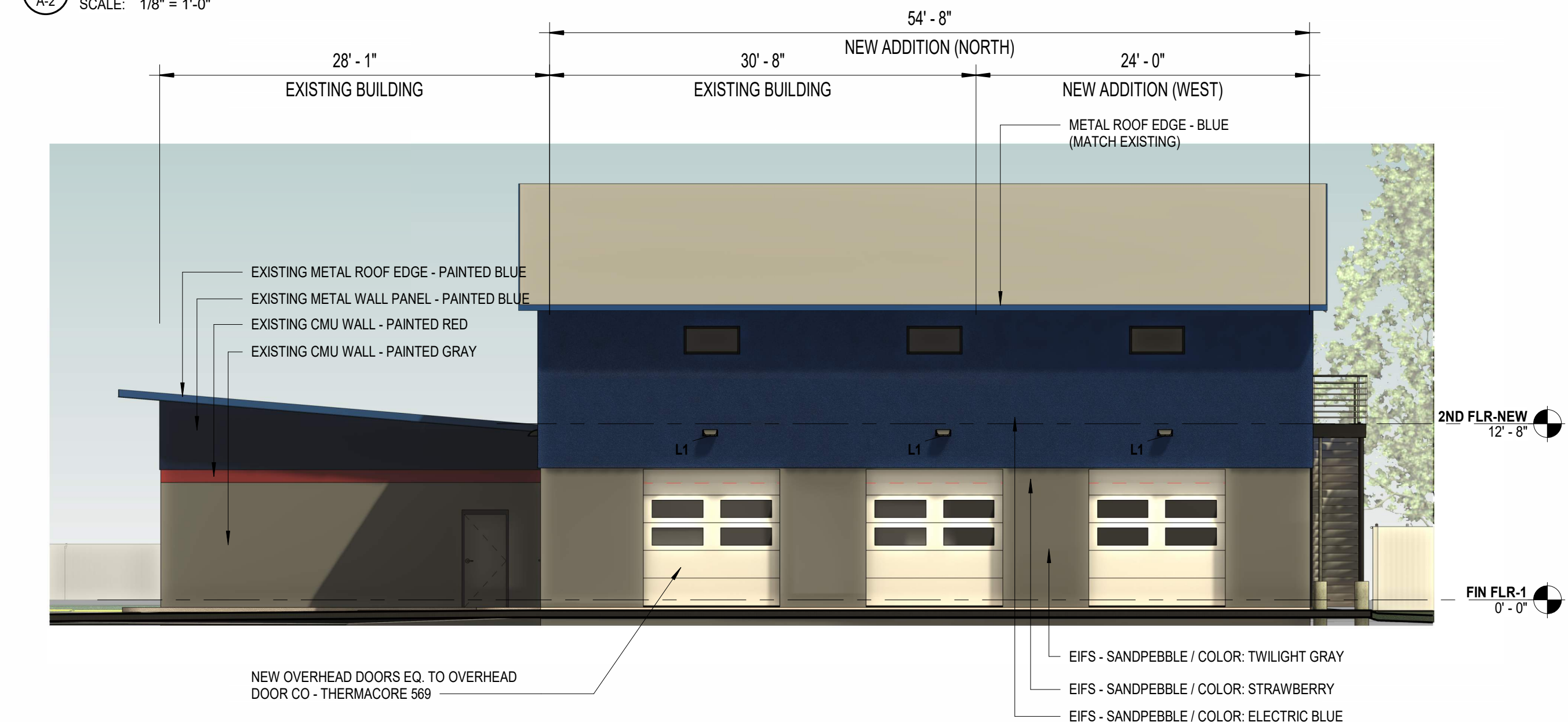
**1 EXTERIOR ELEVATION - EAST (LEMOYNE AVE)**

SCALE: 1/8" = 1'-0"



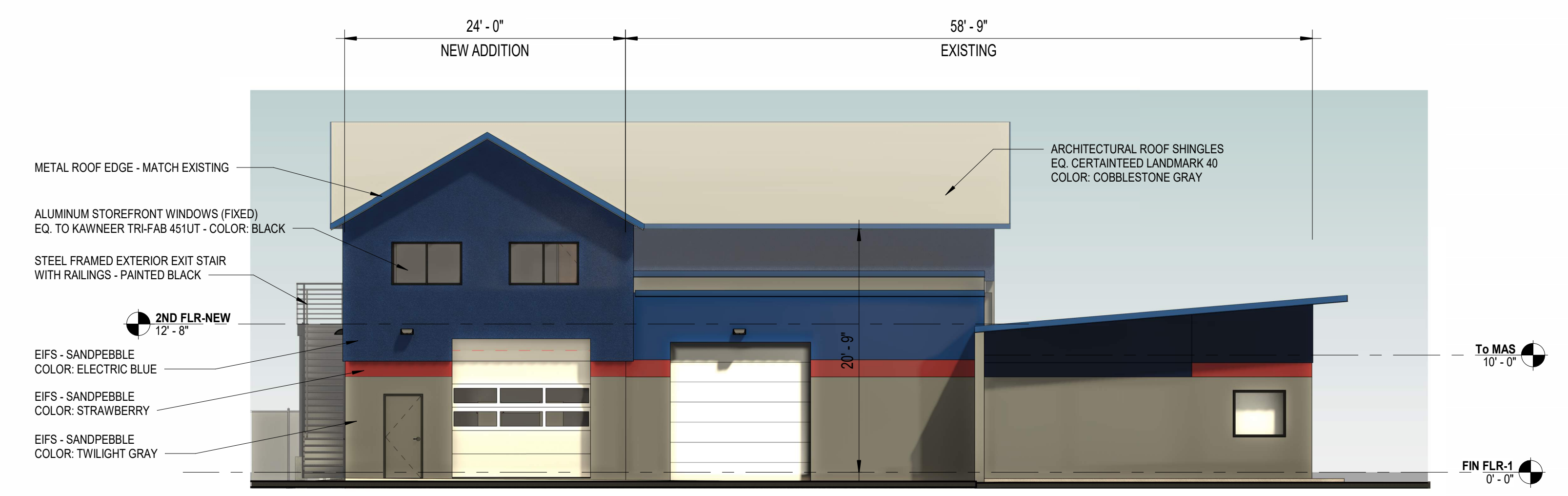
**3 EXTERIOR ELEVATION - SOUTH**

SCALE: 1/8" = 1'-0"



**2 EXTERIOR ELEVATION - NORTH**

SCALE: 1/8" = 1'-0"

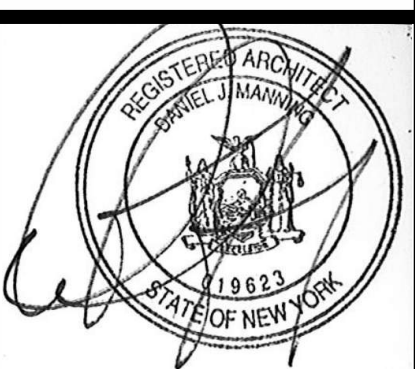


**4 EXTERIOR ELEVATION - EAST**

SCALE: 1/8" = 1'-0"

PROJECT:  
NEW ADDITION FOR:  
**CUSE CAR CARE**  
1801 LEMOYNE AVENUE, SYRACUSE, NEW YORK 13208

ARCHITECT:  
**DANIEL MANNING**  
ARCHITECT PLLC  
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204



PROJECT NORTH

Revision	
No	Date

DATE: 6/24/24  
DRAWN BY: JRM

SCALE: 1/8" = 1'-0"  
JOB No.: 23016

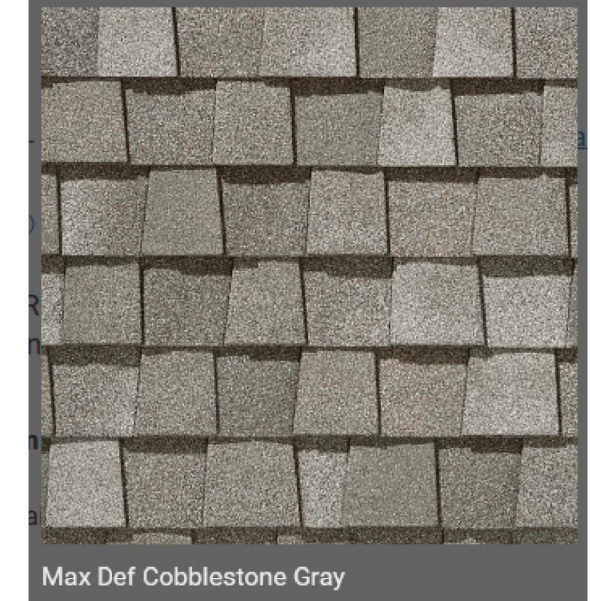
DRAWING DESCRIPTION  
**BUILDING ELEVATIONS**

SHEET NUMBER  
**A-2**





# Landmark<sup>®</sup> PRO

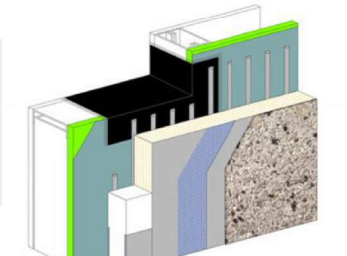


## ROOFING

## OUTSULATION<sup>®</sup> PLUS MD

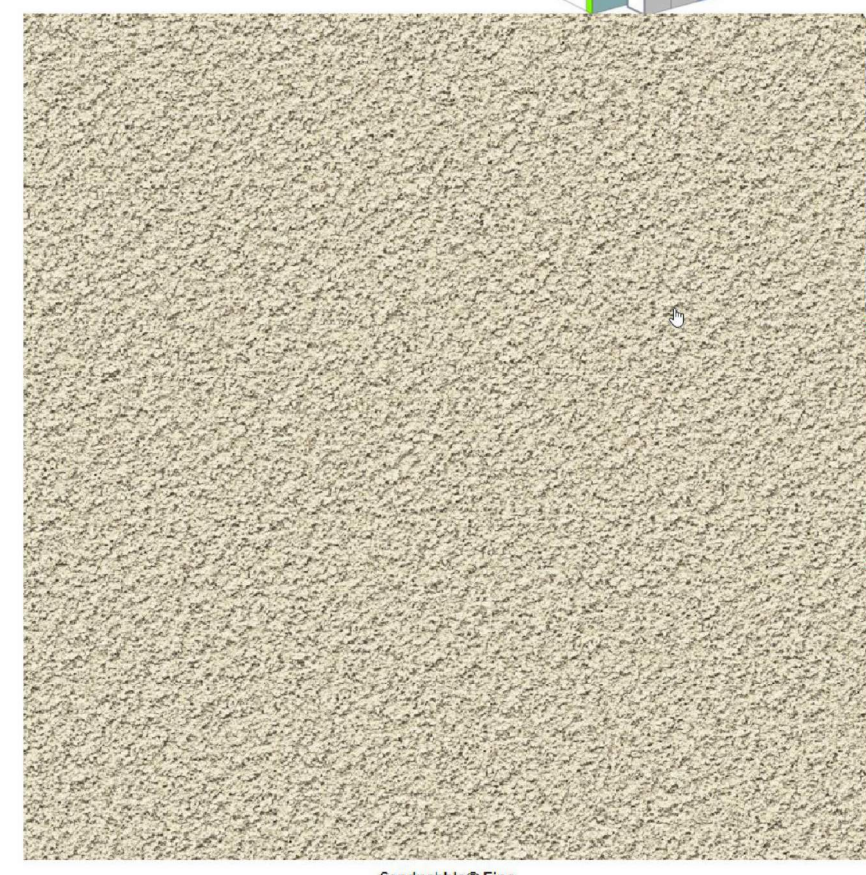
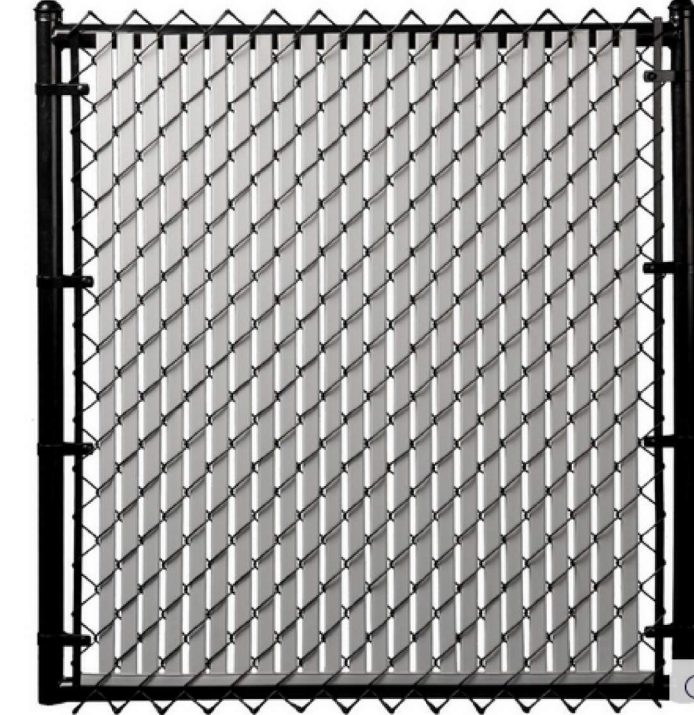
An exterior wall insulation and finish system with moisture drainage that incorporates continuous insulation and an air/water-resistive barrier.

**Summary**  
Dryvit offers a family of performance-based systems that allows architects and owners to meet the specific demands of today's energy codes, such as continuous insulation and an air/water-resistive (AWR) barrier. Dryvit's original Outsulation<sup>®</sup> System has been installed on over 500,000 buildings worldwide. Due to the increased demands for a wall system to be able to drain away incidental moisture, the Outsulation concept has grown into a family of related systems, each building upon the other to achieve specific performance goals.



## EXTERIOR WALL CLADDING

## FENCING/SCREENING



160	Electric Blue
LRV 12	
RGB 0 105 163	
HEX #0066A3	
190	Strawberry
LRV 14	
RGB 189 55 61	
HEX #B0373D	
627	Twilight Gray
LRV 58	
RGB 197 201 201	
HEX #C5C5C5	

## WINDOWS

TRIFAB<sup>®</sup> VG (VERSAGLAZE<sup>®</sup>)  
TRIFAB<sup>®</sup> VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &  
TRIFAB<sup>®</sup> 451UT (ULTRA THERMAL) FRAMING SYSTEM



#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
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## OVERHEAD DOORS



**THERMAGORE DOOR SYSTEM MODEL 596** INSULATED SECTIONAL DOORS

**Color options**

White Industrial Brown Gray Tan

**Glazing options**

Double Thermal Acrylic (25" w by 12" h) Aluminum 55th Section with DSB glazing Insulated DSB (24" w by 7" h)

## EXTERIOR LIGHTS (L1)



## Mirada Small Wall Sconce Silicone

Outdoor LED<sup>1</sup> Wall Light



OVERVIEW	
Lumen Package (lm)	2,000 - 8,000
Wattage Range (W)	15 - 61
Efficacy Range (LPW)	126 - 162
Weight lbs (kg)	10 (4.5)



PROJECT:  
NEW ADDITION FOR:  
**CUSE CAR CARE**  
1601 LEMOYNE AVENUE, SYRACUSE, NEW YORK 13208

ARCHITECT:  
**DANIEL MANNING**  
ARCHITECT PLLC  
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204  
REGISTERED PROFESSIONAL ARCHITECT, STATE OF NEW YORK  
ALLEGES THE ALTERING PROFESSIONAL SHALL PRINT HIS/HER SEAL AND THE NOTATION OF A LICENSED ARCHITECT OR ENGINEER TO ALL THIS DOCUMENT IN ANY MANNER THAT ALTERS THE MEANING OF THE ORIGINAL DESIGN OR INTENT OF THE ARCHITECT OR ENGINEER. A DESCRIPTION OF THE ALTERATION, THIS STATEMENT BE PLACED HEREIN AS REQUIRED BY LAW.



PROJECT NORTH

Revision	
No	Date

DATE 6/24/24	SCALE
DRAWN BY JRM	JOB No. 23016

DRAWING DESCRIPTION  
**MATERIALS**

SHEET NUMBER  
**A-3**



## *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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Cuse Cars, LLC - Resubdivision and Addition to Service Station			
Project Location (describe, and attach a location map): 1601 LeMoyne Avenue and Wadsworth South Syracuse, NY 13208			
Brief Description of Proposed Action: Resubdivision of (5) existing lots and the construction of a 1-story, 2,200 square foot addition to the north and west side of the existing service station			
Name of Applicant or Sponsor: Michael Pierce		Telephone: (315) 374-7685 E-Mail: mike@cusecars.com	
Address: 500 Hiawatha Blvd			
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 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: City of Syracuse, Town of Salina		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .724 acres			
b. Total acreage to be physically disturbed? _____ .126 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .724 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" 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			

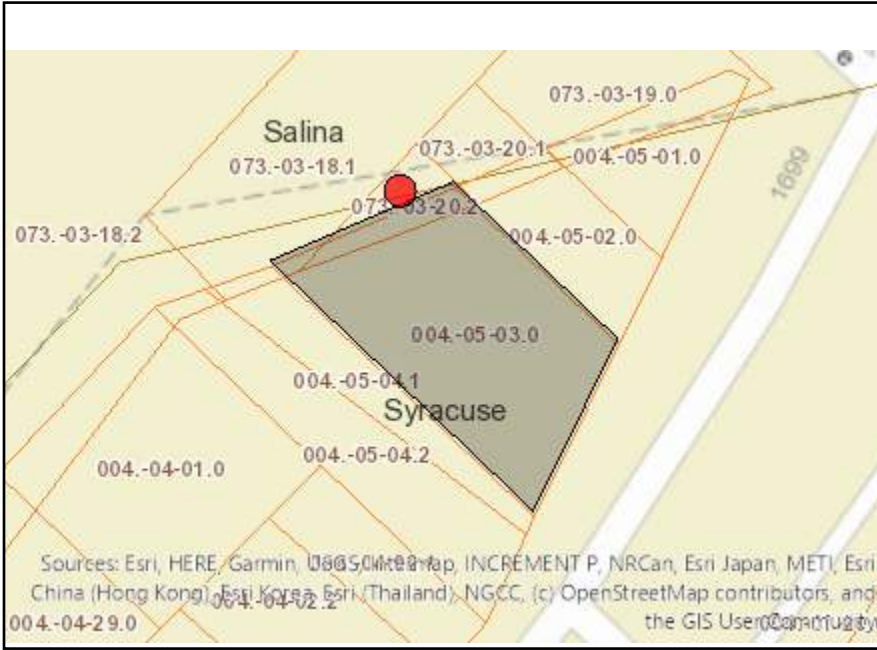
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <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 checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input 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 information is available for this site at the time of this application	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Michael Pierce</u> Date: <u>11/8/2023</u>		
Signature:  Title: <u>Owner</u>		



# EAF Mapper Summary Report

Wednesday, November 8, 2023 5:22 PM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

J.Ryan McMahon, II  
COUNTY EXECUTIVE

Meeting Date: May 08, 2024

OCPB Case # S-24-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Cuse Car Care for the property located at 1601 LeMoyne Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of LeMoyne Avenue (Route 219), a county highway within the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to combine three parcels into one new parcel, New Lot 4A (0.57 acres), in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals (Z-24-112 and Z-24-113) to open a light-duty auto repair shop and construct a 2,920 sf addition onto an existing building; and
- WHEREAS, the site is located on LeMoyne Avenue, at the transition from the residential neighborhoods of the north side of Syracuse to commercial and industrial uses; multiple auto service and sales businesses are adjacent to the site; the site is located at the municipal boundary between the City of Syracuse and the Town of Salina; the applications were referred by the City of Syracuse, but the proposed expansion of the building will partially occur on two parcels within the Town of Salina; this review by OCPB is intended to satisfy the requirements of both municipalities; and
- WHEREAS, the site is comprised of three City of Syracuse parcels with unrestricted access to LeMoyne Avenue, a county route; per the Site Plans dated 4/11/24, the site contains a 3,165 sf building at the center of the site, surrounded by existing asphalt and gravel; the proposed building expansion will include two vacant, landlocked parcels in the Town of Salina; and
- WHEREAS, per the Site Plans, the applicant is proposing construction of a 2,920 sf 2-story addition to the northeastern and northwestern sides of the existing building which will allow construction of four new service bays in addition to the existing five bays, second floor offices, breakroom, and storage; gravel will be replaced with new asphalt, a dumpster enclosure constructed, and striping of 17 parking spaces along the southwestern and northeastern site boundaries; the Site Plans do not depict any changes in access to the site, plantings, or increase in permeable surface; and
- WHEREAS, per the Cuse Cars, LLC Subdivision Plan dated 3/22/23, the applicant is proposing to combine the three City of Syracuse parcels into one new 0.57-acre lot; no changes were proposed to the two Town of Salina parcels, but the Site Plans depict some of the proposed work to occur within the Town; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 11/8/23, 0.126 acres of the site will be disturbed by the proposed project; per the EAF, the proposed changes

will not result in additional stormwater; the Site Plan depicts 3 catch basins located in the parking lot; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes are proposed; the proposed changes to the site might result in an increase in use; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and no changes are proposed;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123, 734074, 734063) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has No Position regarding the proposed subdivision, but offers the following requirement and comments regarding the proposed development of the site:

1. The applicant is required to coordinate with the Onondaga County Department of Transportation regarding access plans and establish formal driveway access to LeMoyne Avenue in conformance with commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant and City must coordinate a multi-municipal review of the proposed project with the Town of Salina.
3. The applicant and municipality are encouraged to improve appearance of the

site while improving stormwater conditions by adding landscaping and plantings along the road frontage and parcel boundaries, adding bioswales and planting islands, and/or utilizing permeable pavement on site.

A handwritten signature in black ink, appearing to read 'Martin E. Voss', with a long horizontal stroke extending to the right.

Martin E. Voss, Chairman  
Onondaga County Planning Board



# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

J.Ryan McMahon, II  
COUNTY EXECUTIVE

Meeting Date: May 08, 2024

OCPB Case # Z-24-112

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Cuse Car Care for the property located at 1601 LeMoyne Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of LeMoyne Avenue (Route 219), a county highway within the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to construct an addition to an existing heavy duty auto repair shop in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-113) to open a light-duty auto repair shop and subdivision referral (S-24-15) regarding the combination of three parcels to increase the size of the site; and
- WHEREAS, the site is located on LeMoyne Avenue, at the transition from the residential neighborhoods of the north side of Syracuse to commercial and industrial uses; multiple auto service and sales businesses are adjacent to the site; the site is located at the municipal boundary between the City of Syracuse and the Town of Salina; the applications were referred by the City of Syracuse, but the proposed expansion of the building will partially occur on two parcels within the Town of Salina; this review by OCPB is intended to satisfy the requirements of both municipalities; and
- WHEREAS, the site is comprised of three City of Syracuse parcels with unrestricted access to LeMoyne Avenue, a county route; per the Site Plans dated 4/11/24, the site contains a 3,165 sf building at the center of the site, surrounded by existing asphalt and gravel; the proposed building expansion will include two vacant, landlocked parcels in the Town of Salina; and
- WHEREAS, per the Site Plans, the applicant is proposing construction of a 2,920 sf 2-story addition to the northeastern and northwestern sides of the existing building which will allow construction of four new service bays in addition to the existing five bays, second floor offices, breakroom, and storage; gravel will be replaced with new asphalt, a dumpster enclosure constructed, and striping of 17 parking spaces along the southwestern and northeastern site boundaries; the Site Plans do not depict any changes in access to the site, plantings, or increase in permeable surface; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 11/8/23, 0.126 acres of the site will be disturbed by the proposed project; per the EAF, the proposed changes will not result in additional stormwater; the Site Plan depicts 3 catch basins located in the parking lot; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes are proposed; the proposed changes to the site might result in an increase in use; and



WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and no changes are proposed;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123, 734074, 734063) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant is required to coordinate with the Onondaga County Department of Transportation regarding access plans and establish formal driveway access to LeMoyne Avenue in conformance with commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant and City must coordinate a multi-municipal review of the proposed Site Plan with the Town of Salina.

The Board offers the following comment:

The applicant and municipality are encouraged to improve appearance of the site while improving stormwater conditions by adding landscaping and plantings along the road frontage and parcel boundaries, adding bioswales and planting islands, and/or utilizing permeable pavement on site.



# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

J.Ryan McMahon, II  
COUNTY EXECUTIVE

Meeting Date: May 08, 2024

OCPB Case # Z-24-113

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Cuse Car Care for the property located at 1601 LeMoyne Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of LeMoyne Avenue (Route 219), a county highway within the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to convert an existing heavy duty auto repair shop to a light duty auto repair shop in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-112) to open a light-duty auto repair shop and a subdivision referral (S-24-15) regarding the combination of three parcels to increase the size of the site; and
- WHEREAS, the site is located on LeMoyne Avenue, at the transition from the residential neighborhoods of the north side of Syracuse to commercial and industrial uses; multiple auto service and sales businesses are adjacent to the site; the site is located at the municipal boundary between the City of Syracuse and the Town of Salina; the applications were referred by the City of Syracuse, but the proposed expansion of the building will partially occur on two parcels within the Town of Salina; this review by OCPB is intended to satisfy the requirements of both municipalities; and
- WHEREAS, the site is comprised of three City of Syracuse parcels with unrestricted access to LeMoyne Avenue, a county route; per the Site Plans dated 4/11/24, the site contains a 3,165 sf building at the center of the site, surrounded by existing asphalt and gravel; the proposed building expansion will include two vacant, landlocked parcels in the Town of Salina; and
- WHEREAS, per the Site Plans, the applicant is proposing construction of a 2,920 sf 2-story addition to the northeastern and northwestern sides of the existing building which will allow construction of four new service bays in addition to the existing five bays, second floor offices, breakroom, and storage; gravel will be replaced with new asphalt, a dumpster enclosure constructed, and striping of 17 parking spaces along the southwestern and northeastern site boundaries; the Site Plans do not depict any changes in access to the site, plantings, or increase in permeable surface; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 11/8/23, 0.126 acres of the site will be disturbed by the proposed project; per the EAF, the proposed changes will not result in additional stormwater; the Site Plan depicts 3 catch basins located in the parking lot; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes are proposed; the proposed changes to the site might result in an increase in use;

and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and no changes are proposed;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123, 734074, 734063) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant is required to coordinate with the Onondaga County Department of Transportation regarding access plans and establish formal driveway access to LeMoyne Avenue in conformance with commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant and City must coordinate a multi-municipal review of the proposed project with the Town of Salina.

The Board offers the following comment:

The applicant and municipality are encouraged to improve appearance of the site while improving stormwater conditions by adding landscaping and plantings along the road frontage and parcel boundaries, adding bioswales and planting islands, and/or utilizing permeable pavement on site.

Project:

Date:

***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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

### ***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.

\_\_\_\_\_  
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)





# Office of Zoning Administration

MAYOR, BEN WALSH • ZONING ADMINISTRATOR, JAKE DISHAW

7/9/2024

## ADDRESS ON EXHIBIT A

Re: 1601 Lemoyne Avenue Cuse Cars Care, LLC Expansion  
City of Syracuse City Planning Commission  
Notice of Intent to Act as Lead Agency for Coordinated SEQRA Review

Ladies and Gentlemen,

The City of Syracuse City Planning Commission (“CPC”) has before it a proposed project to be owned by Michael Pierce – Cuse Cars Care, LLC, that converts a Heavy auto repair shop to a Light auto repair shop and expands the structure for providing more repairing services.

The subject properties are at 1585, 1601, & 1611 Lemoyne Ave, and will be known as 1601 Lemoyne Avenue after successfully filing the proposed Resubdivision map that would combine the three properties into one new lot. The subject site is located on the northern municipal boundary on the edge of the City of Syracuse and encroaches into the Town of Salina.

The applicant is proposing the construction of a 2,920 SF, 2-story addition to the northeastern and northwestern sides of the existing building which will allow the construction of four new service bays in addition to the existing five bays, second-floor offices, breakroom, and storage; gravel will be replaced with new asphalt, a dumpster enclosure constructed, and striping of 18 parking spaces ( includes 1 ADA Parking) along the southwestern and northeastern site boundaries;

Based on a preliminary review of the short Environmental Assessment Form Part 1 (enclosed), the CPC has determined that the Project Facility constitutes an Unlisted action as defined by the New York State Environmental Quality Review Act (“SEQRA”). As an addressee of this letter, your agency has been identified as one of the potentially involved agencies for this coordinated SEQRA review.

The CPC will declare its intent to act as “Lead Agency” for the environmental review of the Project Facility on 7/29/2024. Since the Lead Agency must be designated by agreement among the involved agencies, the CPC requests your agreement regarding the CPC’s assumption of the Lead Agency role for the SEQRA review of the Project Facility.

Please indicate your agreement to the foregoing by responding in writing as soon as possible. Enclosed for your convenience you will find a Consent to Lead Agency Designation; if possible, please countersign or email a pdf of the attached consent to Nate Pan at [hpan@syr.gov](mailto:hpan@syr.gov).

While the Lead Agency designation process is underway, the CPC will begin its environmental review of the Project Facility. Assuming that a consensus is reached on the CPC’s role as the Lead Agency, it anticipates making a determination of significance promptly thereafter.

Thank you for your attention to this matter. If you have any questions regarding correspondence, please do not hesitate to contact me at (315) 448-4715 or [hpan@syr.gov](mailto:hpan@syr.gov).

**GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.**

Office of Zoning Administration  
One Park Place, 300 S State St, Suite 700 Syracuse, N.Y. 13202  
Office 315 448 8640 [zoning@syr.gov](mailto:zoning@syr.gov) [www.syr.gov](http://www.syr.gov)



Respectfully,

Steven Kulick, Chairperson  
300 S State St, Suite 700  
Syracuse, NY 13202

**EXHIBIT A**

**ADDRESSES**

<p>City of Syracuse Planning Commission 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Steven Kulick, Chairperson Zoning@syr.gov</p>	<p>Town of Salina Planning and Development Department. 201 School Road Liverpool, NY 13088 Attn: Mark Lafaver, Director Mlafaver@salina.ny.us</p>
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Consent to Lead Agency Designation

The Town of Salina concurs with the City of Syracuse City Planning Commission assumption of Lead Agency status for the coordinated environmental review of 1601 Lemoyne Avenue Cuse Car repair shop expansion

Date: 7/12, 2024

By: [Signature]

Name: Mark LaFaver

Title: Director of Planning



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Cuse Cars LLC  
From: Haohui Pan, Zoning Planner  
Date: 7/3/2024 11:32:54 AM  
Re: Resubdivision R-24-26  
1601 Lemoyne Ave & Wadsworth S, Syracuse, 13208

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 Planner	Pending	04/17/2024		The proposed lot complies with the Rezone lot design standard in MX-3
Eng. Mapping - Zoning	Approved	04/23/2024	Ray Wills	-The bearings for the streets in question cannot be confirmed or denied via Official City ROW records. As they lie in an area outside of the plats available.
Finance - Zoning	Internal Review Complete	04/18/2024	Veronica Voss	1585, 1601 and 1611 Lemoyne tax bills are all paid in full; no taxes due.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	04/26/2024	Mirza Malkoc	<ul style="list-style-type: none"> <li>Proposed site elevations shall be graded to prevent stormwater sheet flow to adjoining properties &amp; to the City R.O.W.</li> <li>This is just a reminder that a Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.</li> </ul>
Eng Sewers- Zoning	Internal Review Complete	04/26/2024	Mirza Malkoc	<ul style="list-style-type: none"> <li>Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan &amp; details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.</li> <li>Onondaga County Plumbing Control shall review and approve the plans as well.</li> </ul>
Eng. Design & Cons. - Zoning	Conditionally Approved	04/26/2024	Mirza Malkoc	<ul style="list-style-type: none"> <li>No objection to re-subdivision.</li> <li>Any future construction/development on this lot will be subject to the City plan review, approval and permitting process as applicable.</li> </ul>
Planning Commission	Pending	04/17/2024		



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Cuse Cars LLC  
From: Haohui Pan, Zoning Planner  
Date: 6/26/2024 11:45:49 AM  
Re: SP - Light Duty MVR SP-24-09  
1601 Lemoyne Ave & Wadsworth S, Syracuse, 13208

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
DPW - Transportation Planner	Conditionally Approved	06/25/2024	Neil Milcarek-Burke	<p>Revised plans address previous comments.</p> <ul style="list-style-type: none"> <li>- Applicant to ensure that cross access with neighboring parcels is restricted unless agreement in place, and parking areas along southern property line incorporate bollards or other fixed objects (no wheel stops) to prevent parking on grass.</li> </ul> <p>Revised plans required. Current site is hazardous to pedestrians and other traveling public due to lack of channelization for vehicle ingress/egress at a high-volume signalized intersection of an Arterial and Major Collector.</p> <ul style="list-style-type: none"> <li>- Parcel to conform to 24' max width curb-cut, current site plan shows ~120' feet total curb-cut. All other areas outside typical 24' opening to be restored to full reveal granite curb.</li> <li>- Concrete sidewalk required required across Lemoyne Ave frontage, including across driveway. Walk to be located at property line.</li> <li>- Asphalt is not a permissible ground cover material in the ROW, all asphalt in the ROW is to be removed and area restored to topsoil &amp; grass, outside of revised driveway opening. Area between sidewalk and curbline should be grass, and incorporate any requirements per Forestry Department.</li> <li>- Parking area/lot frontage to incorporate a guide rail or other fixed vertical objects (no wheel stops), other than</li> </ul>



at driveway opening, to prevent errant parking and/or overhand/encroachment into the Lemoyne Ave ROW/ sidewalk.

- Parking area to be curbed/incorporate fixed vertical objects (no wheel stops) along all sides.
- Parking area to incorporate greenspace buffer, 5' or greater along entirety of Lemoyne ave frontage outside of driveway opening, measured inwards from property line. To include perirenal plant material/trees/etc.
- Planting plan required, grading/drainage plan may impact/increase buffer requirements.
- ADA compliant walkway to/from the main entrance and public ROW/sidewalk required, typically aligned with loading area of accessible parking stalls.

Engineering - Design & Construction	Conditionally Approved	04/25/2024	Mirza Malkoc	<ul style="list-style-type: none"> <li>• All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications.</li> <li>• Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.</li> <li>• Designer shall clearly indicate on the site plans how much soil disturbance this project will create. If the soil disturbance is over 10,000sf then a SWPPP is required but if the soil disturbance is less then 10,000sf then the designer need to do some improvements to the site by capturing the stormwater sheet flow and treating it before discharging it to the City's ROW.</li> <li>• Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties &amp; to the City R.O.W.</li> <li>• The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan &amp; details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.</li> <li>• Onondaga County Plumbing Control shall review and approve the plans as well.</li> </ul>
Engineering - Sewers	Conditionally Approved	04/25/2024	Mirza Malkoc	<ul style="list-style-type: none"> <li>• All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications.</li> <li>• Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.</li> <li>• Designer shall clearly indicate on the site plans how much soil disturbance this project will create. If the soil disturbance is over 10,000sf then a SWPPP is required but if the soil disturbance is less then 10,000sf then the designer need to do some improvements to the site by capturing the stormwater sheet flow and treating it before discharging it to the City's ROW.</li> <li>• Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties &amp; to the City R.O.W.</li> <li>• The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan &amp; details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.</li> <li>• Onondaga County Plumbing Control shall review and approve the plans as well.</li> </ul>
DPW - Sanitation & Sewers	On Hold	04/17/2024	Vinny Esposito	<p>please provide a drainage plan, The site will be nearly 100% impervious as per plan. Storm water must be mediated to an extent, dry wells or re-charge trenches. Also the sewer in the 20' ROW must be located precisely as I believe this is a 30" storm sewer.</p>
DPW - Traffic Control	Conditionally	04/23/2024	Charles	4.23.24 Conditionally Approved.

	Approved		Gafrancesco	No sidewalk closures or obstructions or road or lane closures will be allowed as part of this work unless accompanied by MUTCD compliant detour.
Zoning Planner	On Hold	04/17/2024	Haohui Pan	Updated plan needs: The east side of the building that abutting the adjacent Residential Zone shall be fenced.
Engineering - Stormwater (SWPPP)	Conditionally Approved	04/25/2024	Mirza Malkoc	<ul style="list-style-type: none"> <li>• All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications.</li> <li>• Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.</li> <li>• Designer shall clearly indicate on the site plans how much soil disturbance this project will create. If the soil disturbance is over 10,000sf then a SWPPP is required but if the soil disturbance is less than 10,000sf then the designer need to do some improvements to the site by capturing the stormwater sheet flow and treating it before discharging it to the City's ROW.</li> <li>• Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties &amp; to the City R.O.W.</li> <li>• The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan &amp; details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.</li> <li>• Onondaga County Plumbing Control shall review and approve the plans as well.</li> </ul>
Planning Commission	Pending	04/17/2024		
Common Council	Pending	04/17/2024		
Fire Prevention Bureau	Conditionally Approved	04/19/2024	Elton Davis	Construction, alteration, or demolition shall adhere to applicable sections of the 2020 FCNYS and the 2020 BCNYS.
Onondaga Co Planning Board	Pending	04/17/2024		
Water Engineering	Conditionally Approved	06/26/2024	Kim Kelchner	06/26/2024 Contact City of Syracuse about any required street cut permits. Water Service was killed in 2023. Building is Commercial Space and needs a back flow preventer installed. Cross Connection Control Plan (cccp) needs to be submitted to KKelchner@syr.gov. There should be a site plan showing existing and planned utilities. Application for water services needs to be completed and fees' paid. contact Kim Kelchner SWD 315-766-7603