



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-24-13</u>	<i>Staff Report – July 29, 2024</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	900 South Ave & Crescent Ave (Tax Map ID: 086.-16-06.0)
<i>Summary of Proposed Action:</i>	The applicant proposes to establish a “Gasoline fueling station with retail and/or restaurant” use in MX-3 Zone District.
<i>Owner/Applicant</i>	Katelyn E. Wright, Greater Syracuse Property Development Corporation (Owner/Applicant)
<i>Existing Zone District:</i>	Mixed-Use Transition, MX-3 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north are located in the Urban Neighborhood, MX-1 Zone District, to the south are located in the Open Space, OS Zone District, and to the west and east are located in the Mixed-Use Transition, MX-3 Zone District.
<i>Companion Application(s)</i>	MaSPR-24-26 (Major Site Plan Review): to establish a establish a new gas station with new gas service islands and supporting retail convenience store within.
<i>Scope of Work:</i>	1) Construction of a new fueling island includes 6 fuel pumps and 1 canopy; (2) Site improvement to install new asphalt pavement on the site, construct 9 on-site parking spaces including 1 ADA parking space and 4 parking spaces equipped with EV charging station; (3) Internal and external renovation to the existing building to establish a convenience store; (4) raising the middle portion of the roof to match the elevation of the rest of the building; (5) Site improvement to install dumpster with retaining wall and plant landscaping buffers around the property boundary.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The subject property was previously used as a gas station with a light automobile repair use. The property has been vacant since 2017. - The proposed on-site parking spaces are sufficient for the Gasoline fueling station with retail or restaurant use. - The location of parking spaces is in compliance with the zoning code pursuant to ReZone Art. 3, Sec. 3.3C(11)j. - The applicant proposes to implement a landscaping plan to buffer the parking spaces from the public right-of-way and neighboring properties. - Per Environmental Site Remediation Database, the subject property is far away from the remediation site located at 101 Chester St. <p><u>Recommended conditions</u></p> <ul style="list-style-type: none"> - There shall not be outside storage of junk; automobile parts; tires; debris; wrecked, abandoned, unlicensed, dismantled or partly dismantled vehicles; and the like. - The proposed storm drainage system shall be approved by the City Engineer's Office to conduct surface runoff to the nearest drainage system within the adjoining streets. - The applicant shall address all current concerns from city departments as shown in the attached IPS comments sheet and address any concerns the City departments may have before obtaining the building permit. - The applicant shall comply with the general conditions for approval on Project Plan Review application. (See the attached sheet “General Conditions for Project Plan Review Approval)

SP-24-13

Zoning Procedural History:	- 09/06/1998 SP-98-31 Special Use Permit to establish an Automobile repair, light use on the site Approved
Summary of Zoning History:	Before 1998, there was a gas station along with light duty motor vehicle repair on the property. A special use permit was granted to establish light duty motor vehicle repair on the property in 1998. Based on inspection records, the property has been vacant since 2017.
Code Enforcement History:	See attached code enforcement history.
Summary of Changes:	This is not a continued application.
Property Characteristics:	The lot is irregularly shaped with 163.75 feet of frontage on South Avenue, 91.31 feet of frontage on West Kennedy Street, 132 feet of frontage on Crescent Avenue and 165.38 feet along the western property line. There will be no changes to the property lines and the structural and impervious surface coverage will be reduced. The building is 1,433 GSF and 74.41% of the lot being impervious surfaces.
SEQR Determination:	Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board to 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 on Lot 53, 54, 55 & 56, Part of Block 1027, City Of Syracuse, County Of Onondaga, State of New York; Licensed Land Surveyor: Paul James Olszewski; PAUL JAMES OLSZEWSKI, P.L.S., PLLC.; Dated: 02/08/2024; Scale: 1"=30'.
- Site Plan (Sheet L1.1). Prepared by Terry Horst Landscape Architecture, PC; dated: 03/26/2024; Scale: 1"=10'
- Floor Plan and Site Photo (Sheet A-1). Prepared by DM Architectural, DPC; dated: 04/03/2024; Scale: 1/8"=1'
- Elevation Plan (Sheet A-2, A-3). Prepared by DM Architectural, DPC; dated: 04/03/2024; Scale: 1/4"=1'

Attachments:

Special Use Permit Application

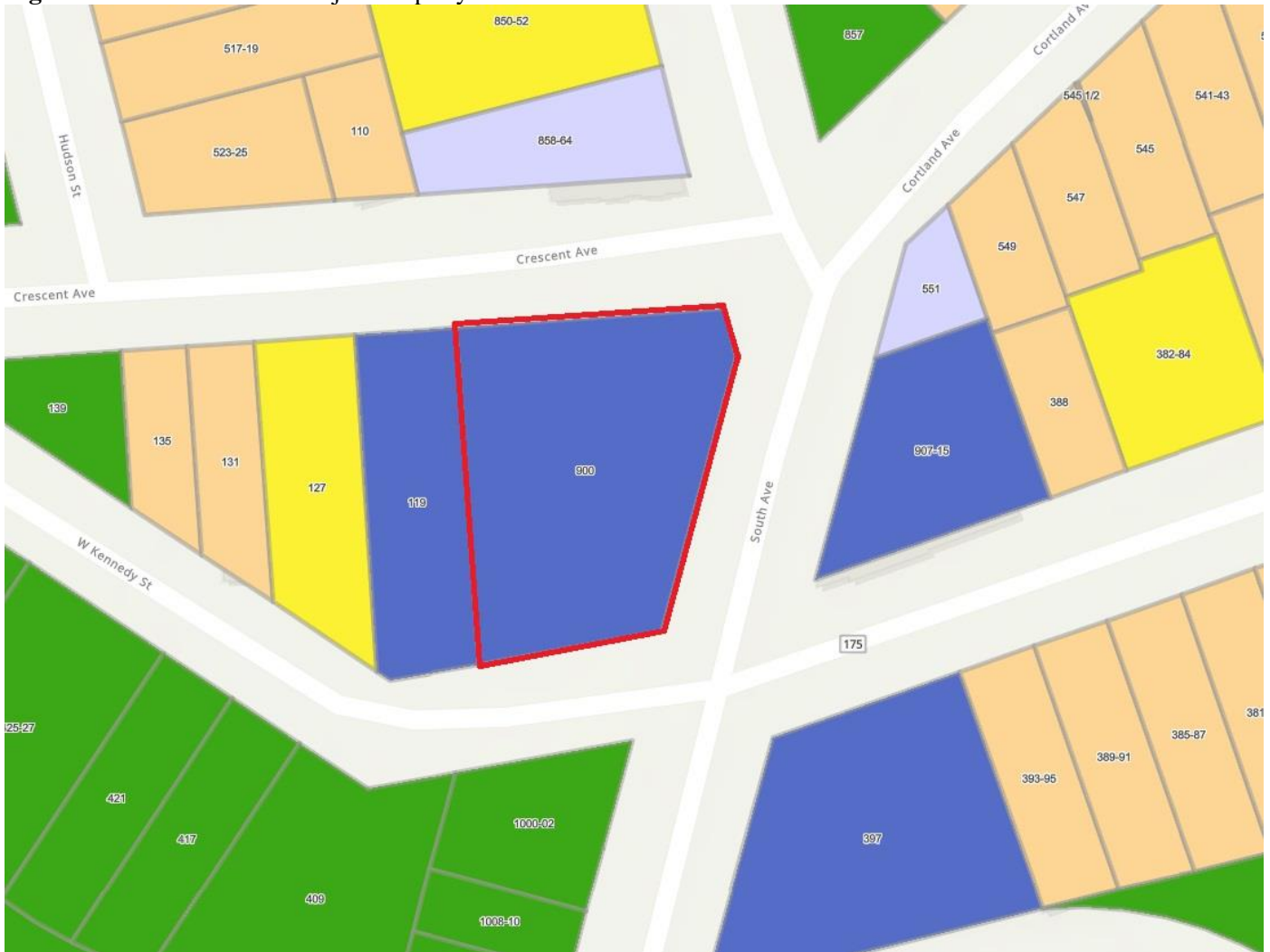
Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments (refer to MaSPR-24-26)

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation

**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: New Gas Fueling Station and Convenience Store - 900 South Ave	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 900 South Avenue	
Tax Map ID#: 086.-16-06.0	Lot size (sq. ft.): 18730.80
Current use of property: Not used (previous gas fueling station)	Proposed: Gas Fueling/Retail
Current number of dwelling units (if applicable): 0	Proposed: 0
Current onsite parking (if applicable): 0	Proposed: 9
Zone District (base and any overlay) of property: MX-3	
Companion zoning applications (if applicable, list any related zoning applications): 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 type="checkbox"/> New construction <input checked="" 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:	Type: Location:
Size:	Type: Location:
Nature and extent of Site Plan requested (attach additional pages if necessary): The Project involves renovations and site improvements to an existing site and building to establish a new gas service station at 900 South Avenue in the City of Syracuse. The project goals are to establish a new gas service island and a supporting retail convenience store within the existing structure on site. The building improvements include new siding/cladding on the exterior, new roof structure, shingles, gutters and new entrance door and window openings and interior layout. The site improvements include new asphalt pavement, sidewalks, curbing, parking spaces, lighting, dumpster enclosure, EV charging stations, landscaping buffers, storm water mitigation, gas fueling dispenser islands and canopy.	



Site Plan Review Application

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

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.

Print owner's name: Greater Syracuse Property Development Corporation

Signature: *Katelyn E Wright*

Date: 4/15/2024

Mailing address: 1941 South Salina Street Syracuse, NY 13205

Print authorized agent's name:

Date:

Signature:

Mailing address:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- APPLICATION** – filled out completely, dated, and signed by property owner as instructed
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
- PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan
- PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
- APPLICATION FEE** – \$0

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

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

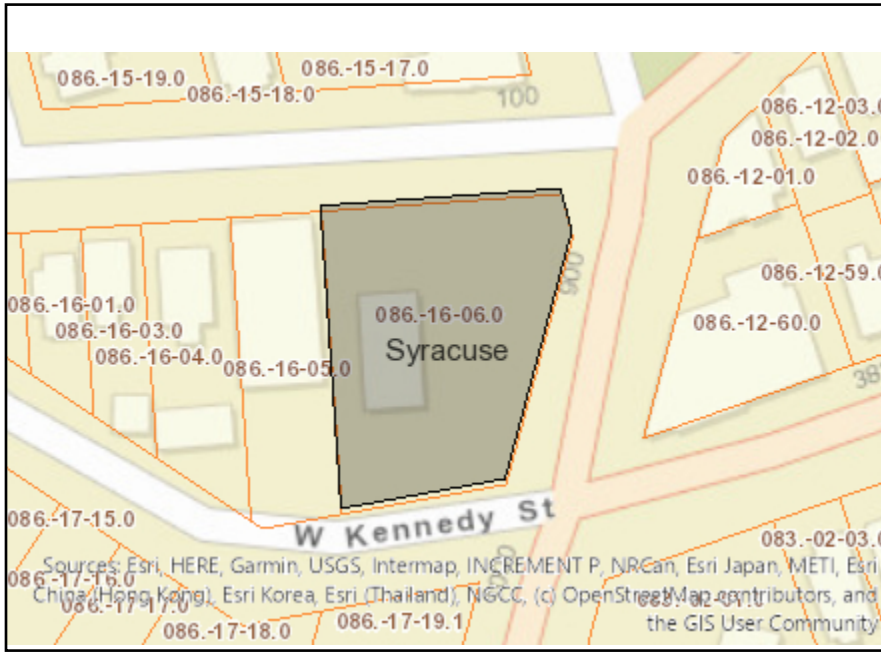
Part 1 – Project and Sponsor Information			
Name of Action or Project: New Gas Fueling Station and Convenience Store - 900 South Ave			
Project Location (describe, and attach a location map): 900 South Avenue, Syracuse, New York 13207			
Brief Description of Proposed Action: The Project involves renovations and site improvements to an existing site and building to establish a new gas service station at 900 South Avenue in the City of Syracuse. The project goals are to establish a new gas service island and a supporting retail convenience store within the existing structure on site. The building improvements include new siding/cladding on the exterior, new roof structure, shingles, gutters and new entrance door and window openings and interior layout. The site improvements include new asphalt pavement, sidewalks, curbing, parking spaces, lighting, dumpster enclosure, EV charging stations, landscaping buffers, storm water mitigation, gas fueling dispenser islands and canopy.			
Name of Applicant or Sponsor: Jared McCormick		Telephone: (607) 345-7050 E-Mail: jared@dmarch.pro	
Address: 225 Wilkinson St, Suite 104			
City/PO: Syracuse		State: NY	Zip Code: 13204
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 - Special Use Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____		.43 acres	
b. Total acreage to be physically disturbed? _____		.36 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		.43 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 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 checked="" 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Jared McCormick - DM Architectural, DPC</u> Date: <u>4/15/2024</u>		
Signature: <u><i>Jared McCormick</i></u> Title: <u>Project Architect</u> <small>771180DD829040E...</small>		

EAF Mapper Summary Report

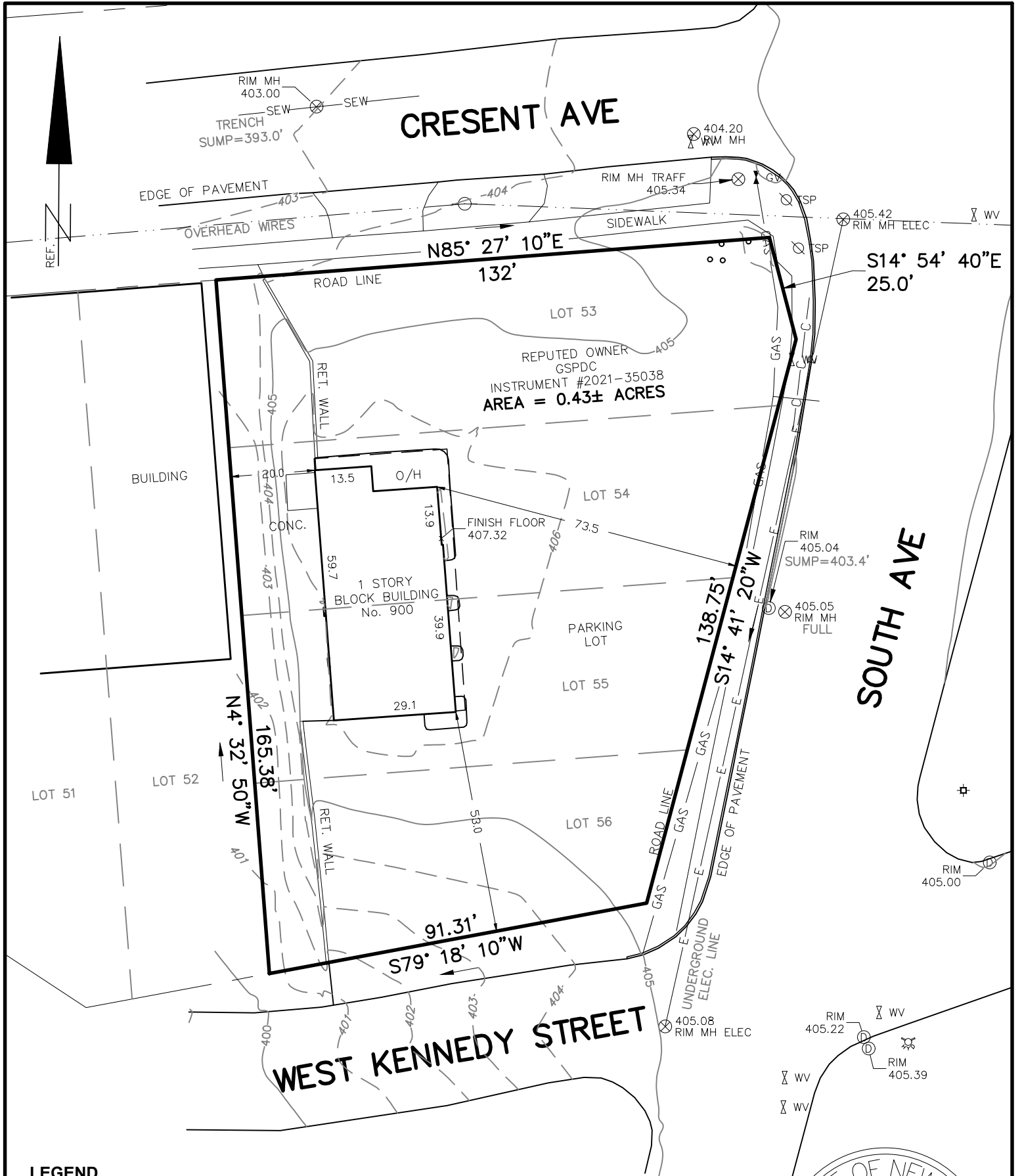
Thursday, April 11, 2024 8:04 AM



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.

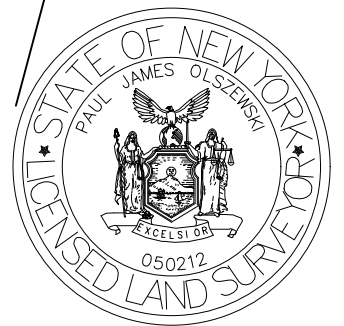


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local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



LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE
- REFERENCE
- CITY OF SYRACUSE ATLAS No. 201 FILED IN THE CITY ENGINEERS OFFICE
- NOTE: VERTICAL DATUM - NAVD 1988



SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 02-01-2024.

Paul J. Olszewski

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

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.
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LOTS 53, 54, 55, & 56

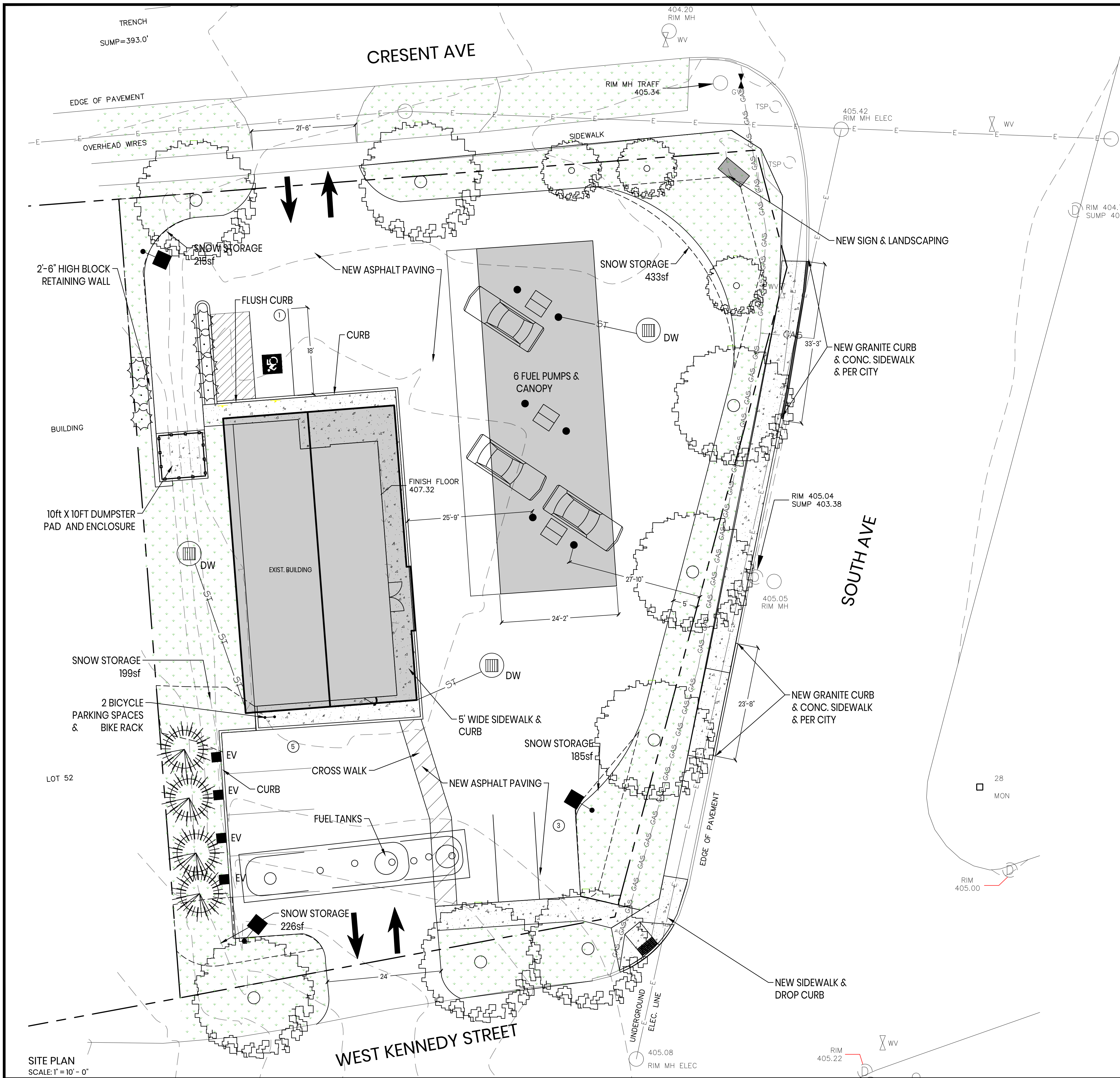
PART OF BLOCK 1027
COUNTY OF ONONDAGA

CITY OF SYRACUSE
STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TPKE, SUITE B1
SKANEATELES NEW YORK, 13152
315-488-5552
pjosurvey.com

PLOT DATE: 3/26/2024 11:09 AM

S:\CURRENT-PROJ\3665 900 South Ave.dwg(3665_900 SOUTH AVE Working3.dwg



SITE PLAN
SCALE: 1" = 10' - 0"

ZONING:

ZONE: MX-3 (MIXED USE TRANSITION) USE: GASOLINE FUELING STATION WITH RETAIL			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	NO MIN. REQ.	0.43 AC	0.43 AC
LOT COVERAGE	95% MAX	0.36 AC (83.72%)	0.32 AC (74.41%)
SETBACK - FRONT	0'	55' 8"	
SETBACK - SIDE	10'	47'(N), 53'(S)	
SETBACK - REAR	4'	20'	
BUILDING HEIGHT - PRINCIPAL STRUCTURE	N/A	N/A	
BUILDING HEIGHT - ACCESSORY STRUCTURE	25'	N/A	N/A
BICYCLE PARKING	2 MIN.	0	2
PARKING	1/ FUEL PUMP + 1/ 400SF RETAIL: 6 PUMPS + 1000SF/400=8		9 PARKING SPACES PROVIDED
SNOW STORAGE	10% PARKING SURFACE: 12,135SF x 10%= 1258SF PROVIDED		

LEGEND

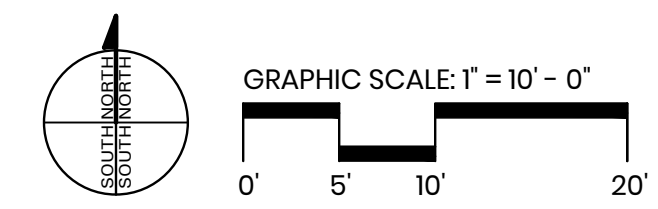
EXISTING CONTOUR	--- 427 ---
NEW CONTOUR	--- 427 ---
EXISTING SPOT ELEVATION	427.40
NEW SPOT ELEVATION	427.40
NEW HANDICAP PARKING SPACE	[Symbol]
NEW NO PARKING AREA	[Symbol]
PROPERTY LINE	---
CONTRACT LIMIT LINE	---

UTILITIES LEGEND

EXISTING ELECTRICAL LINE	--- E --- E
NEW ELECTRICAL LINE	--- E --- E
OVERHEAD WIRE	--- OHW --- OHW
UNDERGROUND ELECTRIC	--- UE --- UE
EXISTING GAS LINE	--- G --- G
NEW GAS LINE	--- G --- G
EXISTING SANITARY LINE	--- SAN --- SAN
NEW SANITARY LINE	--- SAN --- SAN
EXISTING STORM DRAIN	--- ST --- ST
NEW STORM DRAIN	--- ST --- ST
EXISTING COMBINATION SEWER	--- C --- C
EXISTING WATER LINE	--- W --- W
NEW WATER LINE	--- W --- W
EXISTING TELEPHONE LINE	--- T --- T
NEW TELEPHONE LINE	--- T --- T
EXISTING FIBER OPTICS LINE	--- FO --- FO
NEW FIBER OPTICS LINE	--- FO --- FO
NEW LIGHT POLE	[Symbol]
UTILITY POLE	[Symbol]
NEW DRY WELL	[Symbol]

LANDSCAPING LEGEND

NEW EVERGREEN TREE	[Symbol]
NEW DECIDUOUS TREE	[Symbol]
NEW EVERGREEN SHRUB	[Symbol]
NEW DECIDUOUS SHRUB	[Symbol]
NEW ANNUALS/PERENNIALS	[Symbol]



**NEW C-STORE &
GAS STATION
900 SOUTH AVE, SYRACUSE NY**

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SCALE: 1" = 10' - 0"

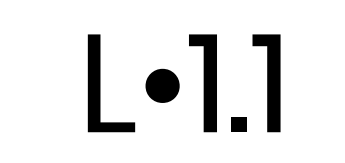
DRAWN BY: AK

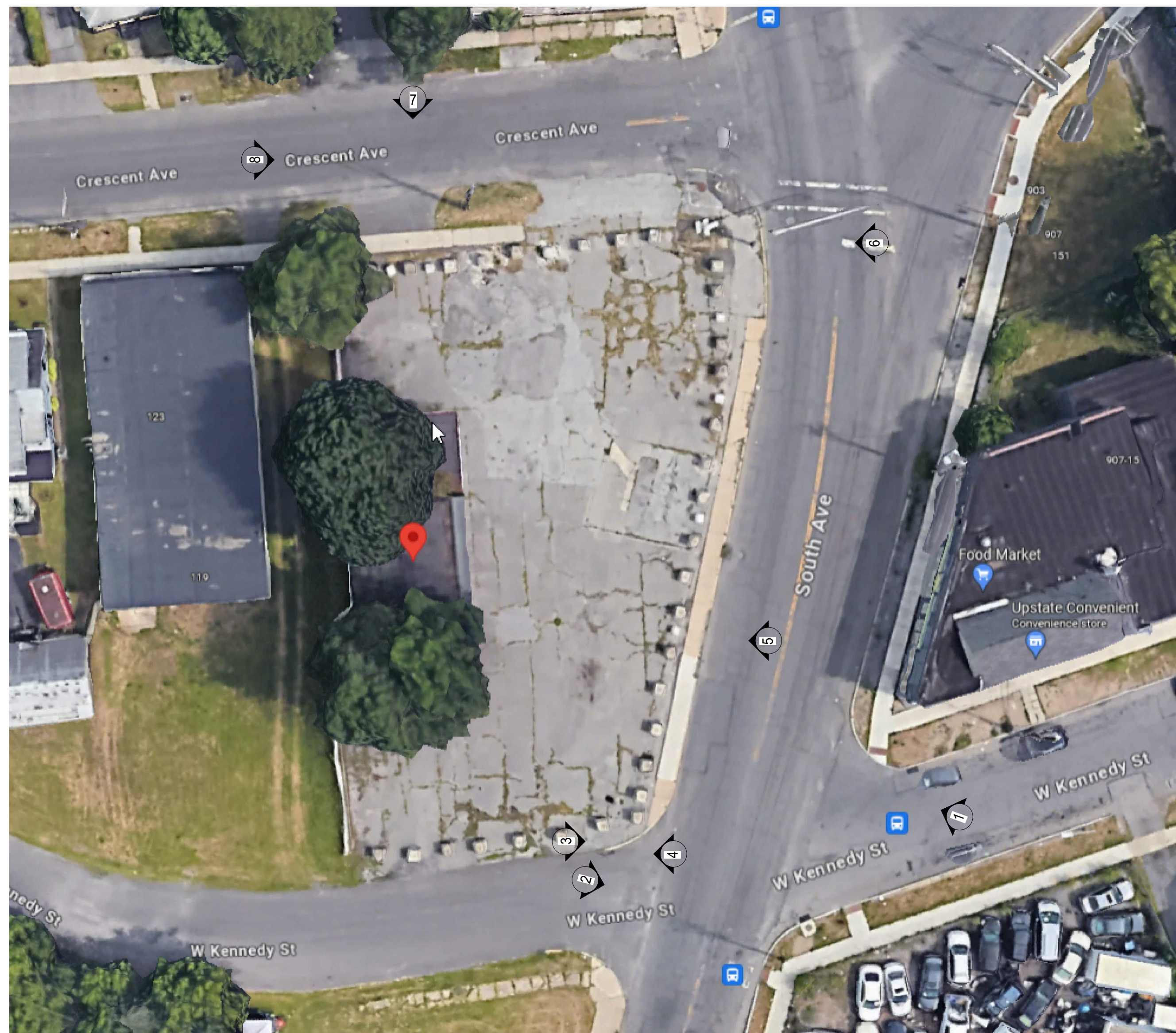
DATE: 3-26-24

#	DATE	DESCRIPTION
1	00-00-00	DESCRIPTION

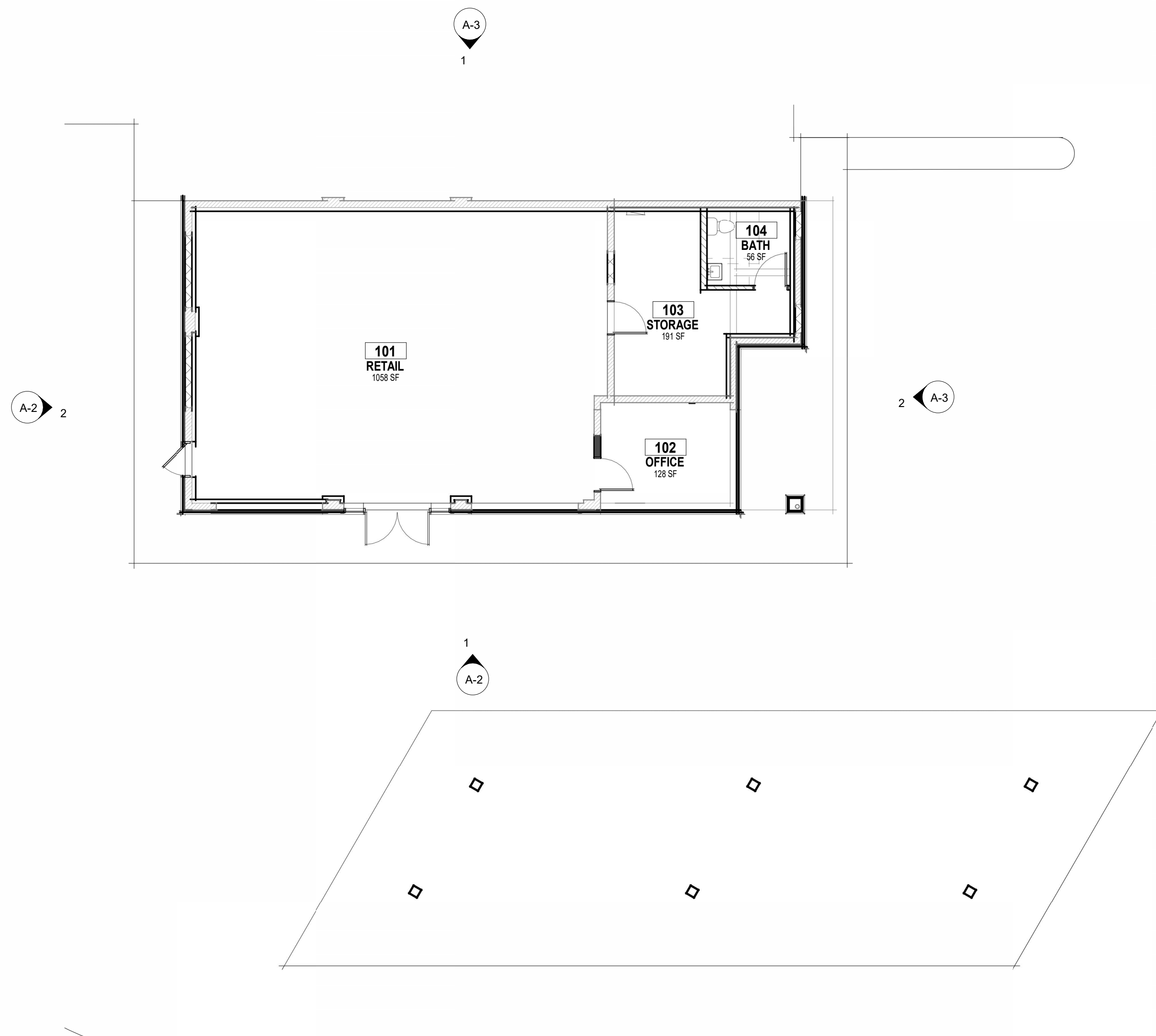
**DRAWING:
SITE PLAN**

DRAWING #





2 SITE AERIAL PHOTO KEY
SCALE: 1" = 10'-0"



1 SCHEMATIC FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT:
RENOVATIONS AND SITE IMPROVEMENTS:
900 SOUTH AVE - GAS STATION
900 SOUTH AVENUE SYRACUSE, NY 13207

ARCHITECT:
MA DM ARCHITECTURAL DPC
225 WILKINSON STREET - SUITE 104 SYRACUSE, NY 13204 - DMARCH PRO
THIS DOCUMENT IS THE PROPERTY OF MA DM ARCHITECTURAL DPC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, ALTERED, TRANSMITTED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MA DM ARCHITECTURAL DPC. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY ARISING FROM THE USE OF THIS DOCUMENT, AND THE NOTATION OF THIS DOCUMENT IS NOT TO BE CONSIDERED AS A GUARANTEE OF ANY KIND. A DESCRIPTION OF THE ALTERATION, THIS STATEMENT IS PLACED HEREIN AS REQUIRED BY LAW.

PROJECT NORTH

Revision	
No	Date

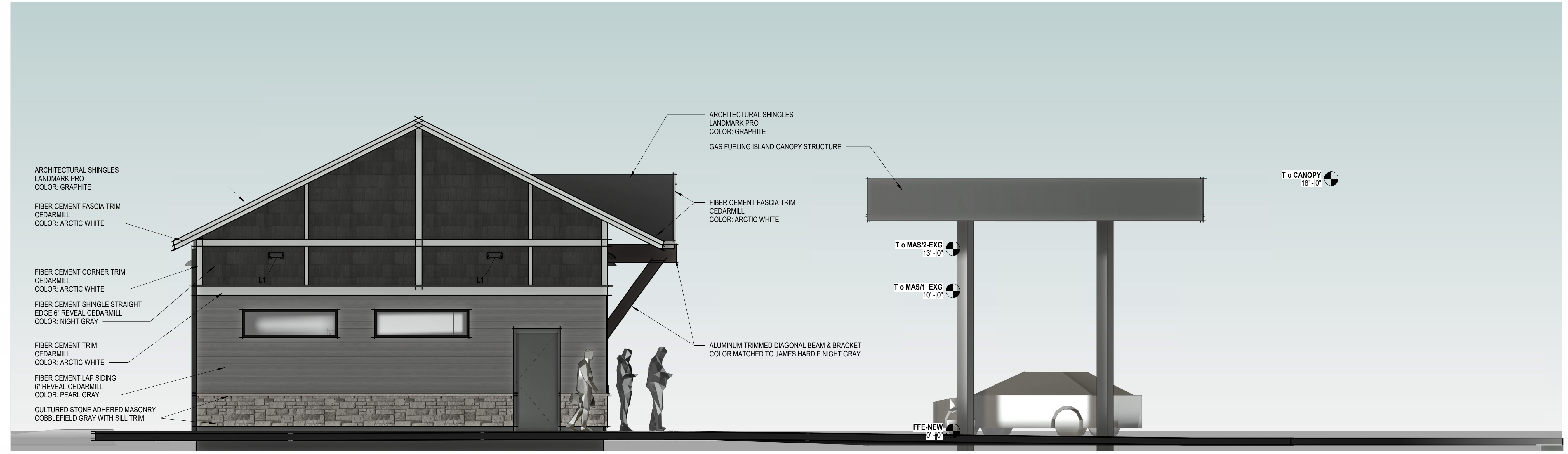
DATE	SCALE
4/3/24	As indicated
DRAWN BY	JOB No.
JRM	24202

DRAWING DESCRIPTION
SITE PHOTO KEY,
PHOTOS & FLOOR
PLAN

SHEET NUMBER
A-1



1 PROPOSED EAST ELEVATION (SOUTH AVE)
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:
RENOVATIONS AND SITE IMPROVEMENTS:
900 SOUTH AVE - GAS STATION
900 SOUTH AVENUE SYRACUSE, NY 13207

ARCHITECT:
MA DM ARCHITECTURAL DPC
225 WILKINSON STREET - SUITE 104 SYRACUSE, NY 13204 - DMARCH PRO
I, A LICENSED ARCHITECT, HAVE PREPARED THESE ARCHITECTURAL DRAWINGS IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND ARCHITECTURE LAW OF THE STATE OF NEW YORK. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I HAVE NOT CONDUCTED A VISUAL VERIFICATION OF THE SITE. THE ALTERING PROFESSIONAL SHALL PRINT HIS/HER/SEA, AND THE NOTATION OF A LICENSED ARCHITECT OR ENGINEER, TO ALL THESE DOCUMENTS IN ANY WAY. A DESCRIPTION OF THE ALTERATION, THIS STATEMENT BE PLACED HEREIN AS REQUIRED BY LAW.

PROJECT NORTH

Revision	
No	Date

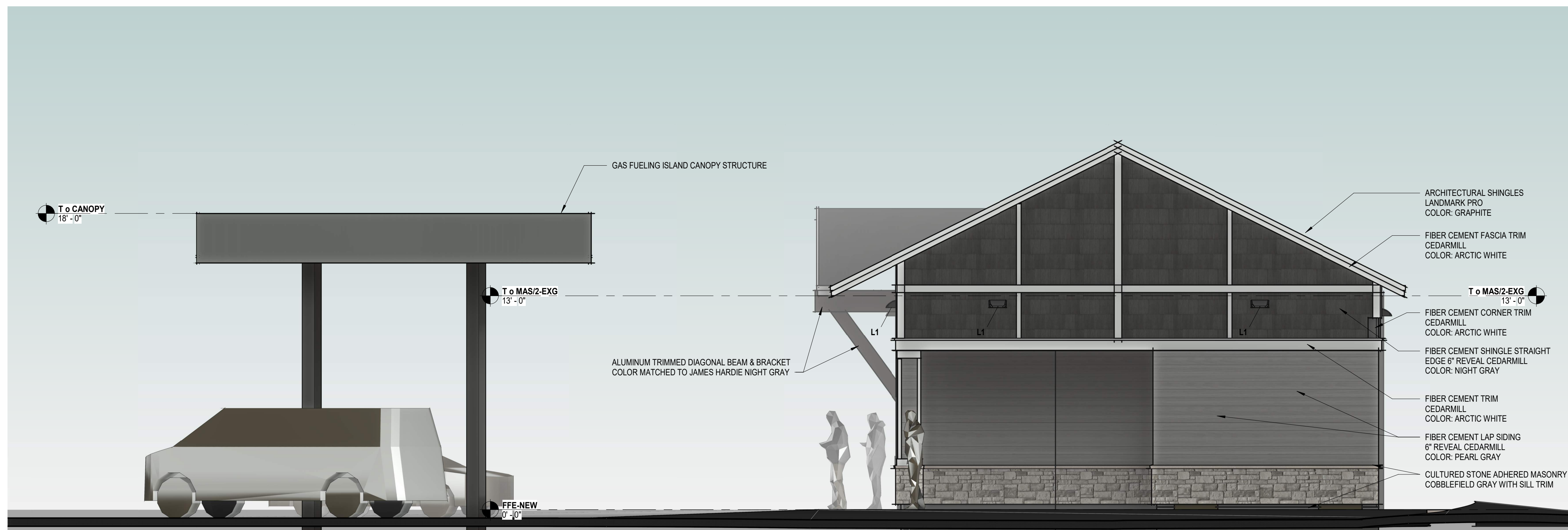
DATE 4/3/24	SCALE 1/4" = 1'-0"
DRAWN BY JRM	JOB No. 24202

DRAWING DESCRIPTION
ELEVATIONS

SHEET NUMBER
A-2



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:
RENOVATIONS AND SITE IMPROVEMENTS:
900 SOUTH AVE - GAS STATION
900 SOUTH AVENUE SYRACUSE, NY 13207

ARCHITECT:
MA DM ARCHITECTURAL DPC

225 WILKINSON STREET - SUITE 104 SYRACUSE, NY 13204 - DMARCH PRO
I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF NEW YORK AND THAT I AM THE AUTHOR OF THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. I HAVE NOT DELEGATED MY RESPONSIBILITIES TO ANY OTHER PERSON AND I AM NOT PROVIDING THESE PLANS TO ANY OTHER PERSON WITHOUT MY WRITTEN CONSENT. I HAVE NOT ALTERED THE ORIGINAL DESIGN OR CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS IN ANY MANNER. I HAVE NOT MADE ANY CHANGES TO THE ORIGINAL DESIGN OR CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE CLIENT. I HAVE NOT MADE ANY CHANGES TO THE ORIGINAL DESIGN OR CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE CLIENT. I HAVE NOT MADE ANY CHANGES TO THE ORIGINAL DESIGN OR CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE CLIENT.

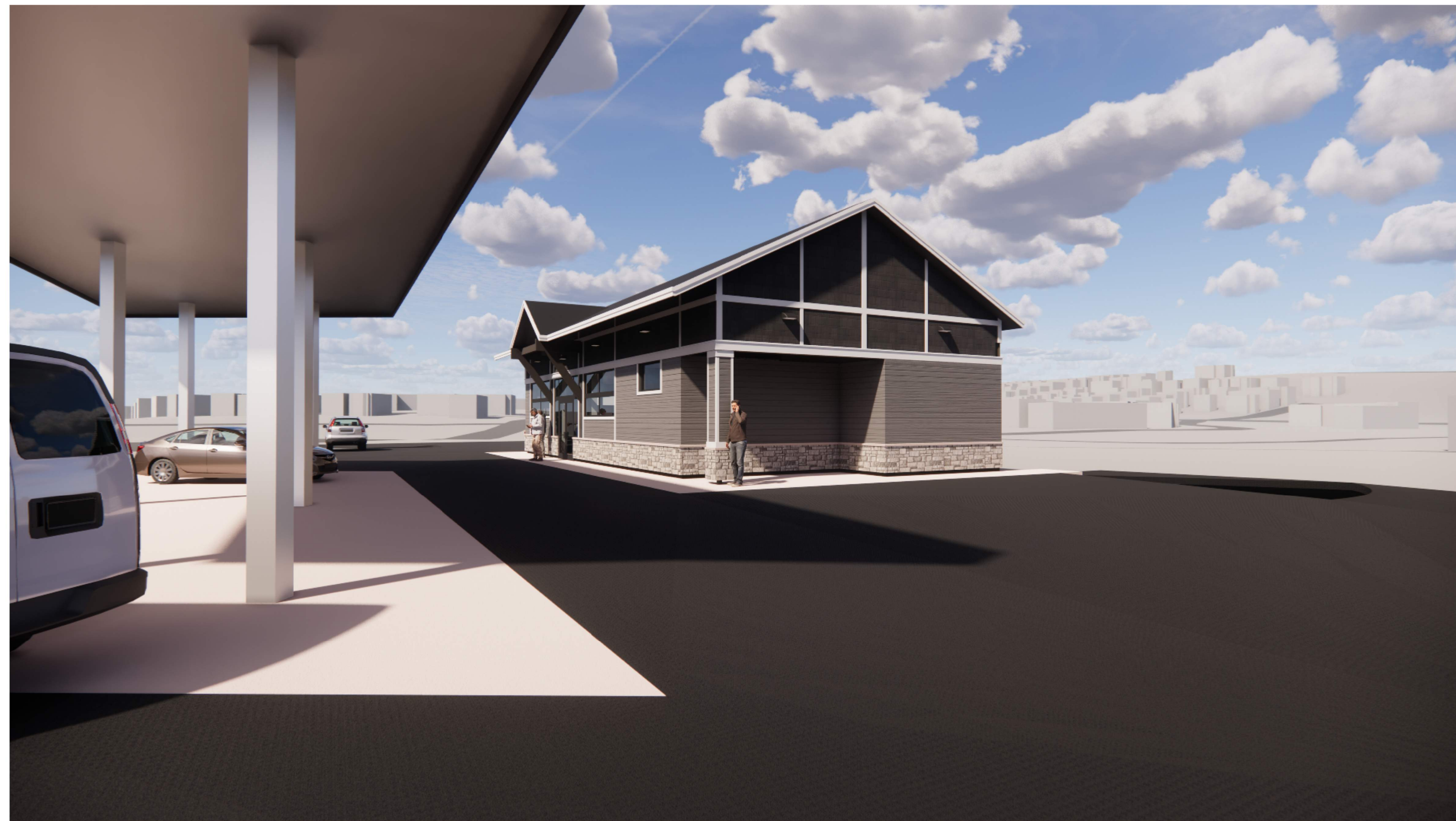
PROJECT NORTH

Revision	
No	Date

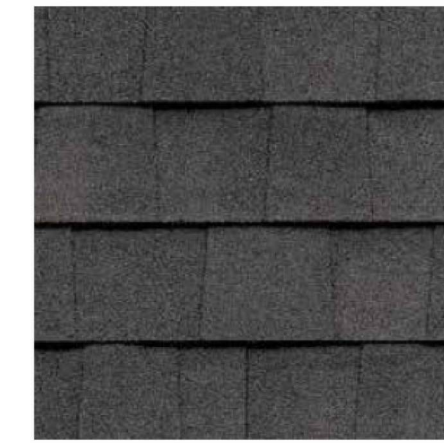
DATE	SCALE
4/3/24	1/4" = 1'-0"
DRAWN BY	JOB No.
JRM	24202

DRAWING DESCRIPTION
ELEVATIONS

SHEET NUMBER
A-3



LANDMARK[®] Solaris[®] CoolRoof COLOR PALETTE

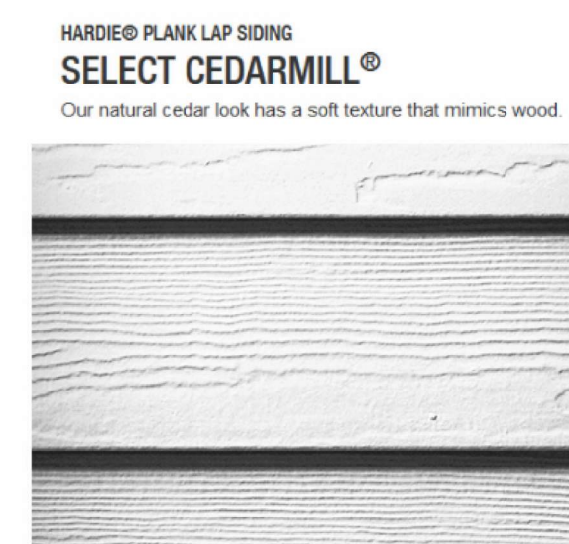


Graphite
CSRC Product ID 0662 035



HARDIE[®] SHINGLE SIDING
STRAIGHT EDGE PANEL

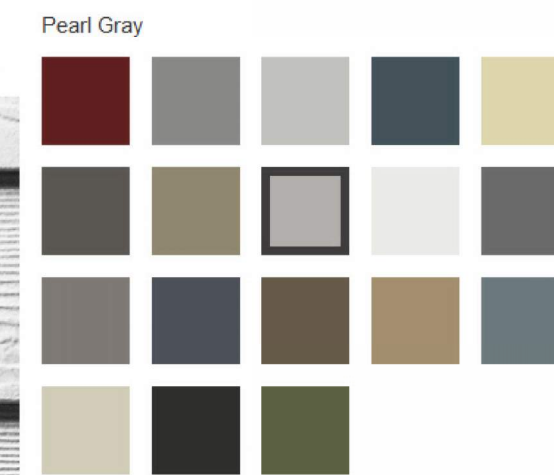
SIDING COLORS



HARDIE[®] PLANK LAP SIDING
SELECT CEDARMILL[®]

Our natural cedar look has a soft texture that mimics wood.

SIDING COLORS



Mirada Small Wall Sconce Silicone
Outdoor LED² Wall Light



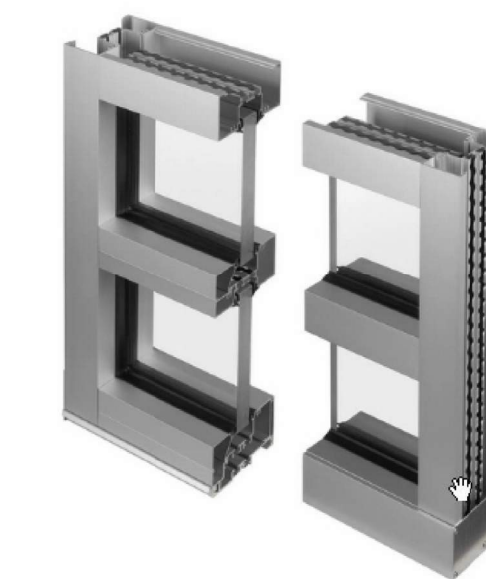
OVERVIEW	
Lumen Package (lm)	2,000 - 8,000
Wattage Range (W)	13 - 61
Efficacy Range (LPW)	126 - 162
Weight lbs (kg)	10 (4.5)



TRIFAB[®] VG (VERSAGLAZE[®])
TRIFAB[®] VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB[®] 451UT (ULTRA THERMAL) FRAMING SYSTEM



#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
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CULTURED STONE
WATERTABLE/SILL



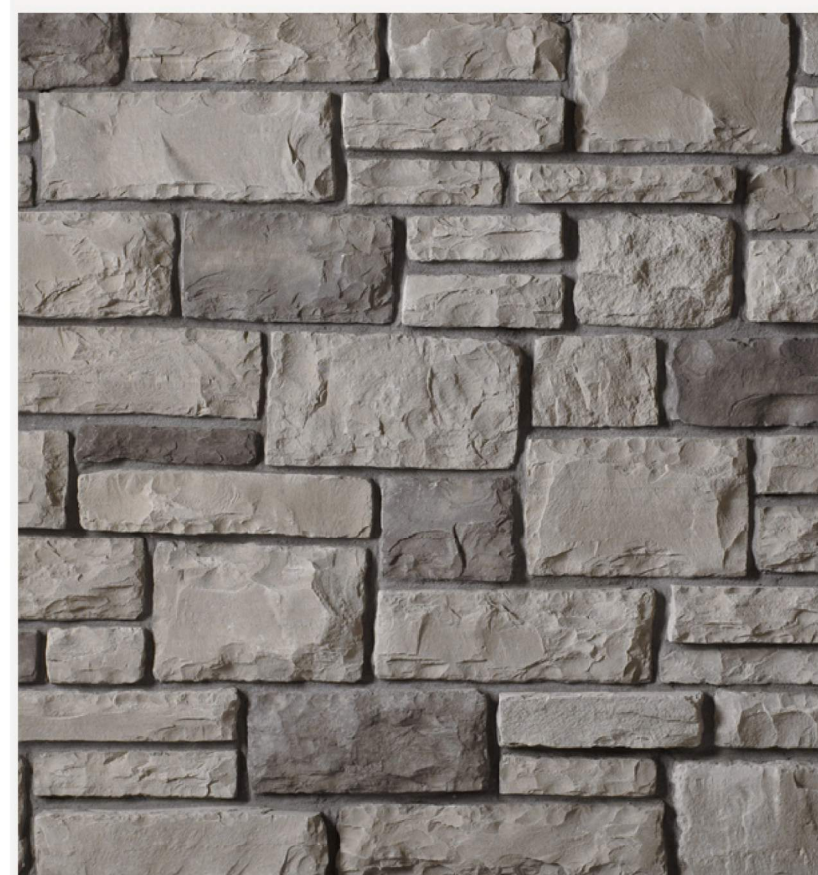
Watertables/Sills are as functional as they are attractive. Specifically designed for use at the top of a stone rainscoat or a variety of sill applications, they have the right pitch and a drip edge for water runoff.

Dimensions (approx): 2.5" x 18" x 3"

GRAY



CULTURED STONE
COBBLEFIELD[®]



Cobblefield is designed to emulate the architecture of rural 19th-century America. Its rugged refinement makes it equally at home in residential or commercial settings.

The product colors you see are as accurate as current photography and website or display techniques allow. We suggest visiting your nearest Dealer to look at product samples before selecting colors.

Dimensions (approx): 2" - 8" H x 4" - 20" L

GRAY



PROJECT: RENOVATIONS AND SITE IMPROVEMENTS:
900 SOUTH AVE - GAS STATION
900 SOUTH AVENUE SYRACUSE, NY 13207

ARCHITECT: M A DM ARCHITECTURAL DPC

225 WILKINSON STREET - SUITE 104 SYRACUSE, NY 13204 - DMARCH PRO
I AM A PROFESSIONAL ARCHITECT. I HAVE REVIEWED THIS DOCUMENT FOR CONFORMANCE WITH THE PROFESSIONAL SEAL AND THE NOTATION ALTERED. THE ALTERING PROFESSIONAL SHALL PRINT HIS/HER SERIAL AND THE NOTATION ALTERED. I AM A REGISTERED ARCHITECT. I HAVE REVIEWED THIS DOCUMENT FOR CONFORMANCE WITH THE PROFESSIONAL SEAL AND THE NOTATION ALTERED. A DESCRIPTION OF THE ALTERATION, THIS STATEMENT BE PLACED HEREIN AS REQUIRED.

PROJECT NORTH

Revision	
No	Date

DATE 4/3/24	SCALE
DRAWN BY JRM	JOB No. 24202

DRAWING DESCRIPTION
MATERIALS

SHEET NUMBER
A-4

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)

City of Syracuse

Parcel History

01/01/1900 - 07/25/2024

Tax Map #: 086.-16-06.0

Owners: GSPDC, HOWARD PRINCE

Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
900 South Ave & Crescent Ave	09/06/98	Project	SP - Gas. Service Station	Approved	SP-98-31 LIGHT DUTY MOTOR VEHICLE REPAIR SHOP
900 South Ave & Crescent Ave	02/06/13	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
900 South Ave & Crescent Ave	07/31/13	Completed Complaint	Property Maintenance-Ext	Completed	2013-02585
900 South Ave & Crescent Ave	02/06/14	Inspection	Complaint Inspection	Fail	
900 South Ave & Crescent Ave	08/13/14	Inspection	Complaint Inspection	Fail	
900 South Ave & Crescent Ave	08/14/14	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
900 South Ave & Crescent Ave	08/14/14	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
900 South Ave & Crescent Ave	09/21/16	Completed Complaint	Traffic Sign Req - General	Completed	2016-27680 vines all over the poles and signs blocking them
900 South Ave & Crescent Ave	05/11/17	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
900 South Ave & Crescent Ave	05/11/17	Inspection	Complaint Inspection	Fail	
900 South Ave & Crescent Ave	05/18/17	Inspection	Complaint Re-Inspection	Pass	
900 South Ave & Crescent Ave	05/23/17	Completed Complaint	Vacant House	Completed	V2017-0319
900 South Ave & Crescent Ave	02/26/18	Completed Complaint	Pot Holes in Road	Completed	2018-04237 pothole
900 South Ave & Crescent Ave	04/05/18	Inspection	Complaint Inspection	Fail	
900 South Ave & Crescent Ave	04/05/18	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
900 South Ave & Crescent Ave	04/05/18	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
900 South Ave & Crescent Ave	12/18/18	Inspection	Complaint Inspection	Fail	
900 South Ave & Crescent Ave	01/03/19	Complaint	Property Maintenance-Ext	Open	2019-00161 Interior/ Exterior Violation - SEE CASE V2024-0010

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900 South Ave & Crescent Ave	01/03/19	Violation	2015 IPMC Section 304.7 Roofing	Open	
900 South Ave & Crescent Ave	01/03/19	Violation	2015 IMPC - Section 308.1 Accumulation	Closed	
900 South Ave & Crescent Ave	01/03/19	Violation	2015 IFC - 5704.2 - Tank Storage	Closed	
900 South Ave & Crescent Ave	01/18/19	Inspection	Complaint Inspection	Fail	
900 South Ave & Crescent Ave	01/30/19	Inspection	Complaint Inspection	Fail	
900 South Ave & Crescent Ave	03/28/19	Inspection	Complaint Re-Inspection	Fail	
900 South Ave & Crescent Ave	04/05/19	Inspection	Complaint Re-Inspection	Fail	
900 South Ave & Crescent Ave	07/04/19	Inspection	Complaint Re-Inspection	No Progress	
900 South Ave & Crescent Ave	09/24/19	Inspection	Complaint Re-Inspection	Fail	
900 South Ave & Crescent Ave	10/29/19	Inspection	Complaint Re-Inspection	Fail	
900 South Ave & Crescent Ave	01/20/20	Inspection	Complaint Re-Inspection	Fail	
900 South Ave & Crescent Ave	03/17/20	Inspection	Complaint Re-Inspection	Fail	
900 South Ave & Crescent Ave	04/01/20	Inspection	Complaint Re-Inspection	Fail	
900 South Ave & Crescent Ave	04/20/20	Inspection	Complaint Re-Inspection	Fail	
900 South Ave & Crescent Ave	04/28/20	Inspection	Vacant Property - Routine Inspection	Fail	
900 South Ave & Crescent Ave	05/18/20	Inspection	Complaint Re-Inspection	Fail	
900 South Ave & Crescent Ave	06/05/20	Inspection	Vacant Property - Routine Inspection	Fail	
900 South Ave & Crescent Ave	06/21/20	Inspection	Vacant Property - Routine Inspection	Fail	
900 South Ave & Crescent Ave	07/29/20	Inspection	Vacant Property - Routine Inspection	Fail	
900 South Ave & Crescent Ave	08/20/20	Inspection	Vacant Property - Routine Inspection	Fail	
900 South Ave & Crescent Ave	09/25/20	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	10/07/20	Completed Complaint	Vacant House	Admin-Closed	V2018-0115 vac

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900 South Ave & Crescent Ave	10/07/20	Completed Complaint	Property Maintenance-Ext	Admin-Closed	2014-22497 Ext. Violation - VPR registry
900 South Ave & Crescent Ave	10/07/20	Inspection	Complaint Inspection	Fail	
900 South Ave & Crescent Ave	10/07/20	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
900 South Ave & Crescent Ave	10/07/20	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
900 South Ave & Crescent Ave	10/07/20	Inspection	Complaint Inspection	N/A	
900 South Ave & Crescent Ave	10/14/20	Inspection	Complaint Re-Inspection	Fail	
900 South Ave & Crescent Ave	10/22/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	11/19/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	12/01/20	Inspection	Complaint Re-Inspection	Pass	
900 South Ave & Crescent Ave	12/17/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	01/05/21	Completed Complaint	Vacant House	Seasonal	V2020-0832 Overgrowth
900 South Ave & Crescent Ave	01/05/21	Inspection	Complaint Re-Inspection	N/A	
900 South Ave & Crescent Ave	01/05/21	Inspection	Complaint Re-Inspection	N/A	
900 South Ave & Crescent Ave	01/13/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	02/11/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	03/11/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	04/08/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	05/06/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	06/02/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	06/30/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	07/28/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	08/25/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	09/22/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	10/20/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900 South Ave & Crescent Ave	12/08/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	01/06/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	02/02/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	03/03/22	Inspection	Complaint Re-Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	04/21/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	05/20/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	06/24/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	07/08/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	08/05/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	09/30/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	10/18/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	11/07/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	12/15/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	01/17/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	07/31/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	08/31/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	09/26/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
900 South Ave & Crescent Ave	12/01/23	Permit Application	FPB Tank - Removal	Issued	50334 Remove tank

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900 South Ave & Crescent Ave	12/01/23	Permit Application	FPB Tank - Removal	Issued	50335 Remove tank
900 South Ave & Crescent Ave	12/01/23	Permit Application	FPB Tank - Removal	Issued	50337 Remove tank
900 South Ave & Crescent Ave	12/01/23	Permit Application	FPB Tank - Removal	Issued	50336 Remove tank
900 South Ave & Crescent Ave	12/13/23	Permit	FPB Tank - Removal	Open	50334 Remove tank Expires 12/13/2024
900 South Ave & Crescent Ave	12/13/23	Permit	FPB Tank - Removal	Open	50335 Remove tank Expires 12/13/2024
900 South Ave & Crescent Ave	12/13/23	Permit	FPB Tank - Removal	Open	50336 Remove tank Expires 12/13/2024
900 South Ave & Crescent Ave	12/13/23	Permit	FPB Tank - Removal	Open	50337 Remove tank Expires 12/13/2024
900 South Ave & Crescent Ave	12/13/23	Inspection	Fire Inspector Notification	Pass	
900 South Ave & Crescent Ave	12/14/23	Inspection	Fire Inspector Notification	Pass	
900 South Ave & Crescent Ave	12/14/23	Inspection	Fire Inspector Notification	Pass	
900 South Ave & Crescent Ave	12/14/23	Inspection	Fire Inspector Notification	Pass	
900 South Ave & Crescent Ave	12/14/23	Inspection	Fire Inspector Notification	Pass	
900 South Ave & Crescent Ave	12/19/23	Inspection	Fire Inspector Notification	Pass	
900 South Ave & Crescent Ave	01/02/24	Inspection	Vacant Property - Routine Inspection	N/A	
900 South Ave & Crescent Ave	01/02/24	Inspection	Complaint Inspection	Fail	
900 South Ave & Crescent Ave	01/02/24	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
900 South Ave & Crescent Ave	01/08/24	Inspection	Final Fire Inspection	Pass	
900 South Ave & Crescent Ave	01/15/24	Inspection	Vacant Property - Routine Inspection	N/A	
900 South Ave & Crescent Ave	01/15/24	Inspection	Vacant Property - Routine Inspection	No Progress	
900 South Ave & Crescent Ave	02/06/24	Completed Complaint	Vacant House	Completed	V2024-0010 LB VAC 2024
900 South Ave & Crescent Ave	02/06/24	Inspection	Vacant Property - Routine Inspection	N/A	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900 South Ave & Crescent Ave	02/06/24	Inspection	Vacant Property - Routine Inspection	In Progress	
900 South Ave & Crescent Ave	03/08/24	Inspection	Vacant Property - Routine Inspection	N/A	
900 South Ave & Crescent Ave	03/08/24	Inspection	Vacant Property - Routine Inspection	N/A	
900 South Ave & Crescent Ave	05/07/24	Project	Major Site Plan Review	In Review	MaSPR-24-26 Project includes renovation and site improvements to subject property and existing building to establish a new gas station with new gas service islands and supporting retail convenience store within. New roof, siding/cladding, shingles, gutters, windows, window openings, asphalt pavement, sidewalks, curbing, parking spaces, lighting, dumpster enclosure, EV charging stations, landscaped buffers, storm water management system and fuel island canopy are also included. Has companion SUP.
900 South Ave & Crescent Ave	05/07/24	Project	SP - Gas. Service Station	Active	SP-24-13 Establish a gas station land use. Project includes renovation and site improvements to subject property and existing building to establish a new gas station with new gas service islands and supporting retail convenience store within. New roof, siding/cladding, shingles, gutters, windows, window openings, asphalt pavement, sidewalks, curbing, parking spaces, lighting, dumpster enclosure, EV charging stations, landscaped buffers, storm water management system and fuel island canopy are also included. Companion site plan review.
900 South Ave & Crescent Ave	05/20/24	Inspection	Vacant Property - Routine Inspection	Pass	
900 South Ave & Crescent Ave	05/29/24	Inspection	Vacant Property - Routine Inspection	No Progress	
900 South Ave & Crescent Ave	05/30/24	Inspection	Vacant Property - Routine Inspection	No Progress	



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: GSPDC
From: Zhitong Wu, Zoning Planner
Date: 7/26/2024 9:57:03 AM
Re: Major Site Plan Review MaSPR-24-26
900 South Ave & Crescent Ave, Syracuse, 13205

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

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	05/09/2024	Vinny Esposito	Storm sewer may be available for this site. Contact the City Engineering office for plans and requirements. Sanitary sewer must be video inspected to the main sewer and any deficiencies corrected by the owner/developer. Storm water run-off can not adversely impact the adjoining properties or the City ROW. Plumbing permits are required through WEP.
DPW - Transportation Planner	Conditionally Approved	05/21/2024	Neil Milcarek-Burke	Updated Site Plan Required - Parking lot and drive isles to be curbed - South Ave curb adjacent sidewalk to be 6' wide to provide snow storage space. Area is on Sidewalk Snow Removal Program route - Sidewalk required along all frontages, including Crescent Ave and Kennedy St W - Applicant strongly encouraged to provide additional ADA compliant walkways/access points to/from public sidewalk to main entrance along the Eastern and Northern section of the property as Peds may enter site at points other than Kennedy St W
Zoning Planner	On Hold	05/08/2024	Zhitong Wu	On hold for approval from CPC
Parks - Forestry	Approved	05/14/2024	Jeff Romano	Project meets Forestry's requirements; project was coordinated & reviewed previously with Forestry and concerns have been met. Recommended tree species (no overhead wires); Chinkapin Oak, Tulip Tree, Sycamore, (with overhead wires); Serviceberry, Parrotia, Hornbeam.
Planning Commission	Pending	05/07/2024		

Eng. Design & Cons. - Zoning	Conditionally Approved	06/03/2024	Mirza Malkoc	<ul style="list-style-type: none"> • All construction in the R.O.W. will require a permit, all construction in the R.O.W. to be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf. • Stormwater Access & Maintenance Agreements shall be submitted for review. • Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & 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. • Onondaga County Plumbing Control shall review and approve the plans as well.
City Engineer - Zoning	Pending	05/07/2024		
Eng. Mapping - Zoning	Conditionally Approved	05/08/2024	Ray Wills	<p>-There is a City of Syracuse ROW marker buried on the NW corner of the intersection of Kennedy and South Ave, (the SW corner of the parcel) this marker is protected by law and must not be disturbed under ANY circumstances.</p> <p>-There is a mandatory 5' buffer zone surrounding all City of Syracuse Right of Way/Survey monuments, monuments are protected by law under the City of Syracuse General Ordinance Article 11, Sec 16-39 & 16-40, any work surrounding these monuments must be done exclusively by hand, no machinery as that may impact the integrity and accuracy of the monument, and must be done under the supervision of the Dept of Engineering Mapping Division, notify this office at least 3 business days in advance to coordinate. We can be reached at 315-448-8211</p> <p>-Side Note: Crescent Ave is spelled incorrectly on the Site Plan and the Survey. While this would not be a reason to deny a permit, it would require a revision on any resubdivision requests, in order to prevent any inconsistent street names being included in tax rolls.</p>
Water Engineering - Zoning	Conditionally Approved	05/29/2024	Kim Kelchner	05/29/2024 Conditionally Approved: Existing Water to this property has been off for 20 years. SWD does not recommend using or guarantee that the water service will function. SWD Engineering feels that a new water service domestic and fire(if required) be installed along with back flow preventers, contact Kkelchner@syr.gov to go over water needs.
Fire Prevention - Zoning	Conditionally Approved	05/15/2024	Elton Davis	<p>Construction, alteration, or demolition, including underground buildings shall adhere to applicable sections of Chapter 33 of the 2020 FCNYS. Items not specifically addressed in Chapter 33 shall comply with NFPA 241.</p> <p>All work shall be in accordance with the NYS Uniform Code.</p> <p>Separate permits will be required for:</p> <p>Fuel storage tanks, canopy suppression system, fuel dispensers.</p>
DPW Traffic Control- Zoning	Conditionally	06/05/2024	Charles	6.5.24 Conditionally Approved.

Approved

Gafrancesco

-WZTP must be submitted and approved if the nature of site work is to affect the safe passage of vehicular or pedestrian traffic in the public ROW. - No sidewalk obstructions or closures, lane restrictions or road closures will be allowed as part of this work unless accompanied by approved MUTCD compliant WZTP.