



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

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

<i>SP-24-18</i>	<i>Staff Report – September 9, 2024</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	1418 Grant Blvd (Tax Map ID: 011.-06-17.0)
<i>Summary of Proposed Action:</i>	<p>The owner proposes to open a convenience store "1414 Market" by establishing the "Food and Beverage, Retail" Land use type in tenant space 1. There are no plans to alter the existing dwelling units on the second floor, or to change the other two tenant spaces on the first floor.</p> <p>The proposed hours of operation are Monday to Sunday from 7 am - 11 pm. The lot size will remain 11,832 SF (0.27 acres), and the gross floor area of the proposed retail space is 1,300 SF.</p>
<i>Owner/Applicant</i>	NaDonte Jones, (Owner/Applicant)
<i>Existing Zone District:</i>	MX-2 Neighborhood Center, MX-2 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the south, west and east are located in the MX-2 Zone District, and to the north the properties are located in the Low Density Residential, R2 District.
<i>Companion Application(s)</i>	There is no companion application.
<i>Scope of Work:</i>	The scope of work includes: 1) Interior renovation to add coolers, refrigerators, shelves, a cashier counter, and to add a baby changing station in the restroom; and 2) change the land use type from "personal services" (salon) to "food and beverage, retail".
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The subject property has three legal dwelling units on the second floor and a garage/storage space on the ground floor. Prior to the application, the property was cited by the Code Enforcement Department for an illegal land use (convenience site) without zoning approval. - There is a previously approved use variance that waives the minimum parking requirement. - The three dwelling units on the second floor are currently vacant, as well as tenant space 2 on the first floor. - The only land use on the property is in Tenant Space 3 and is for the "office" use type. - The "Food and Beverage, Retail" tenant applied for Certificate of Use for a food store and a tobacco license, and was denied because they did not apply for SUP, which the MX-2 Zone District requires for "food and beverage, retail" land use types. - The property was cited for operating a mercantile business without proper permits. - The property is close in proximity to public transit and there are on-street parking spaces available on Mayar Street near the property. <p><u>Recommended conditions if approved:</u></p> <ul style="list-style-type: none"> - If the applicant proposes to sell alcohol and/or tobacco, they will need to obtain a liquor and license from the appropriate authorities. - No beer and/or wine sales are allowed for consumption on the premises. - No drive-through /drop-off windows are allowed.

	<ul style="list-style-type: none"> - No cooked or hot food shall be made or sold; any pertinent changes need approval from the Office of Zoning Administration. - No will be permitted without zoning approval and all signage must conform to ReZone, Article 4.8.
Zoning Procedural History:	<ul style="list-style-type: none"> - 09/20/2007 V-07-21 Variance Modification to waive the minimum parking requirements within a Local Business District, Class A zone Approved - 03/20/2022 SR-16-12M2 Site Plan to install and operate a wireless rooftop antenna array Approved - 08/25/2023 R-23-48 Combine two lots into a new lot at 1418 Grant Blvd and 108 Mayar St Approved - 10/04/2023 MiSPR-23-03 Change of Occupancy, and interior renovations to allow for 1 office space and 2 retail spaces on the ground floor with three dwelling units on the third floor. Approved
Summary of Zoning History:	In 2007 Use Variance, V-07-21, waived a total of 16 parking spaces. SR-16-12M2 approved in 2022 allowed the 12 antennae on top of the building to be placed and operated by Verizon. Each previous site plan modification has increased the number of antennae. The 2023 resubdivision combined the parcels of 1418 Grant Blvd and 108 Mayar Street for extra parking space. The 2023 Minor Site Plan approved one office space and two retail spaces on the first floor, and three dwelling units on the second floor with interior renovations.
Code Enforcement History:	See attached code enforcement history.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing property characteristics:</u></p> <p>The subject property at 1418 Grant Blvd. is regularly shaped with a total lot size of 11,832 SF (0.27 acres). The western property line and street frontage along Mayar Street is 86 FT; the southern property line and street frontage along Grant Boulevard is 102 FT; the eastern property line borders the parking lot of 1400 Grant Boulevard for 115.71 FT; and the northern property line borders 112 Mayar Street for 102 FT. The total structural coverage is 6,765.35 SF (57.2% of the lot size) and the gross floor area dedicated to the “Food and Beverage, Retail” land use type is 1,300 SF. There are no other changes to the site.</p>
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-l, 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
- Alterations and Tenant Spaces to 1418 Grant Boulevard, City of Syracuse, New York. (Sheets: S1, A-T1, A-2). Prepared by Registered Architect Thomas Ditullio. Scale: As Noted.
- Property Survey on Lots 3 & 4, Known as No.108 Mayar Street & No. 1418 Grant Boulevard, City of Syracuse, County Of Onondaga, State of New York; Licensed Land Surveyor: Gary E. Cottrell; Cottrell Land Surveyors PC.; Dated: 12/03/2021, Revised 02/28/2022; Scale: 1”=20’.
- Elevation Plans- Imagery from: 1418 Grant Blvd, 1505 Grant Blvd, 1502 Grant Blvd, 100 Mayar St

Attachments:

SP-24-18



Description: Figure 2 shows satellite imagery of the subject property. A resubdivision was approved last year to combine these parcels but has yet to be reflected in the County Parcel Map.

Image Source: Ononda County GIS On The Web: <https://spatial.vhb.com/onondaga/>

Special Use Permit Application



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

Summary of Special Use Permit Procedure

The Special Use Permit procedure is summarized below. For complete details, see Sections 7.3 and 7.4.B of the Zoning Ordinance.

1	Pre-Application Conference	<i>Required</i>	Submittal and Internal Review
2	Application Submittal and Processing	<i>Submit to Office of Zoning Administration</i>	
3	Staff Review and Action	<i>Review by Office of Zoning Administration</i>	Hearings and Decision-Making
4	Scheduling and Notice of Public Hearings	<i>Public hearing required for Common Council</i>	
5	Review and Decision	<i>Review and decision by Common Council</i>	
6	Post-Decision Actions and Limitations	<i>Special use permits run with land</i>	

1. Pre-Application Conference

- Opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development

2. Application Submittal and Processing

- Submit to Office of Zoning Administration along with applicable fees

3. Staff Review and Action

- Applications are not considered complete until all required submittals are received
- Includes evaluation of the application under the State Environmental Quality Review Act (SEQR)

4. Scheduling and Notice of Public Hearings

- Once an application is determined ready for a public hearing, it will be scheduled for the next available hearing date with the Common Council
- Notice of hearing is mailed to the applicant (and representative, if any), approximately 10 days prior to hearing
- Unless otherwise notified, all public hearings are held at 1:00 p.m. in Common Council Chambers on the third floor of City Hall

5. Review and Decision

- The Common Council shall hold a public hearing within 62 days of the application being determined complete, unless the applicant consents to an extension
- The decision on the complete application must be made within 62 days of the close of the public hearing

6. Post-Decision Actions and Limitations

- A special use permit shall expire if the authorized use or construction has not obtained all necessary building permits within one year of after the date of special use permit approval
- All conditions of the special use permit approval shall be met within 18 months or the approval shall become null and void

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 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: 1414 Market		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 1418 Grant Blvd Syracuse New York 13208		
Lot numbers: 3	Block number:	Lot size (sq. ft.) 2699
Current use of property: Mixed	Proposed:	
Current number of dwelling units (if applicable):	Proposed: 3	
Current hours of operation (if applicable):	Proposed: 7 a.m. - 11 p.m.	
Current onsite parking (if applicable): 18	Proposed:	
Zoning (base and any overlay) of property:		
Companion zoning applications (if applicable, list any related zoning applications):		
Has the owner obtained a certificate of use: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size: 5'x8'	Type: Plastic/LED	Location: Front
Size:	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary): Convenience store in tenant space 1. [previous use was business salon		

Special Use Permit Application



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

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: NaDonte Jones

Signature:

Date: 7/23/2024

Mailing address: 1414 Grant Blvd Syracuse New York 13208

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 three full sized and one no larger than 11x17" of all of the plans listed below (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:

Special Use Permit Application



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- 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
 - Loading dock and delivery areas
 - Dumpsters and/or trash receptacles
 - Landscaping including type, height, and number of plantings
 - Screening including parking, dumpsters, and site
 - Fencing including type and height
 - Lighting including structure heights and luminaries wattage
 - Ground signs
 - Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 - Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses
- EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)
- PLANS REVIEW FORM** see below
- EXTERIOR SIGNAGE DRAWINGS** showing all of the following:
- Size
 - Type
 - Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)
- JUSTIFICATION FOR WAIVERS** in a short summary, note why waivers are requested in this special use application. For example: Additional signage (more than allowed), parking requirements (less than needed) etc.

Google Maps 100 Mayar St

Syracuse, New York

Google Street View

Oct 2020 [See more dates](#)

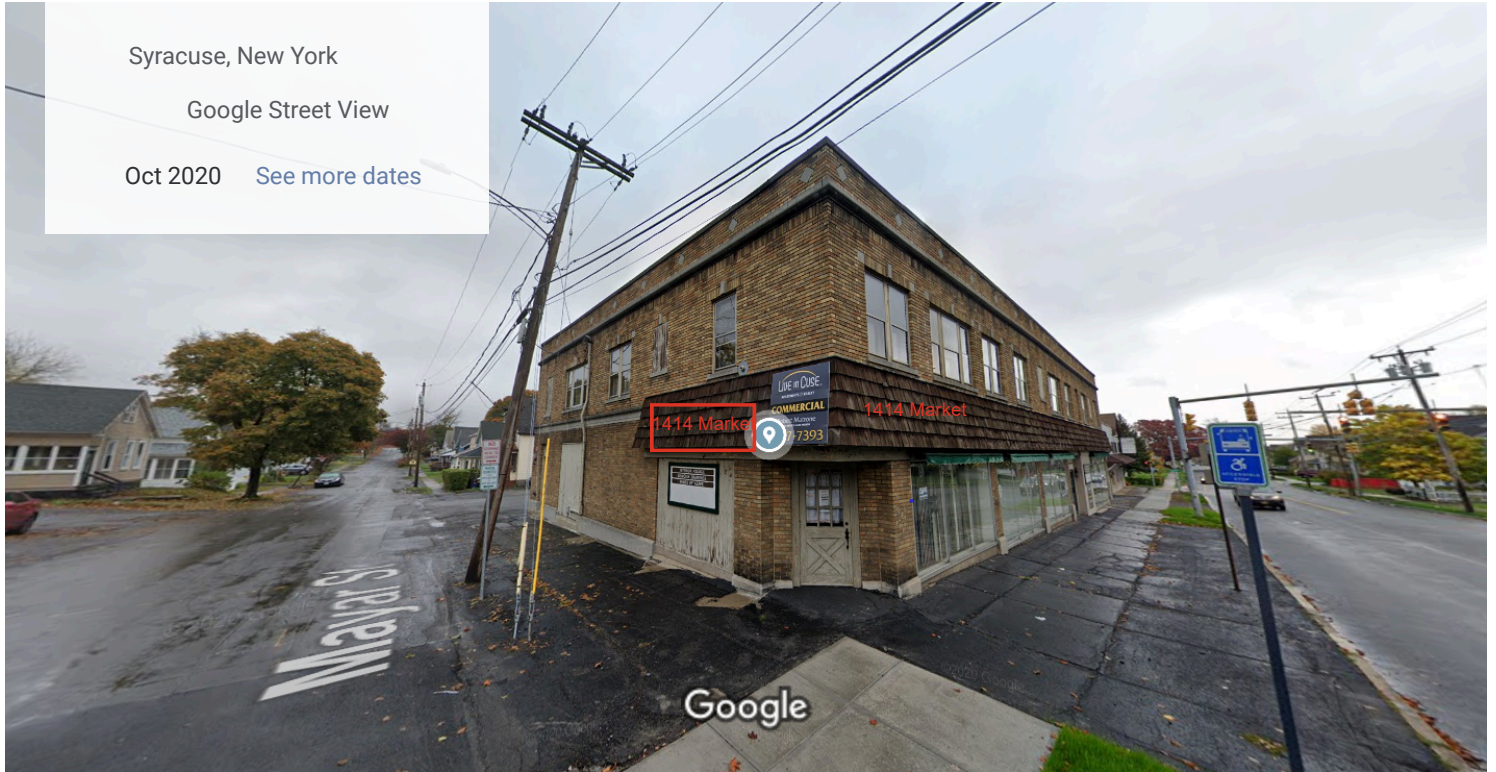


Image capture: Oct 2020 © 2024 Google

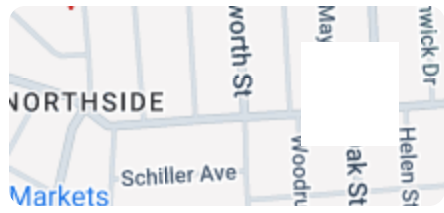


Google Maps 1414 Grant Blvd

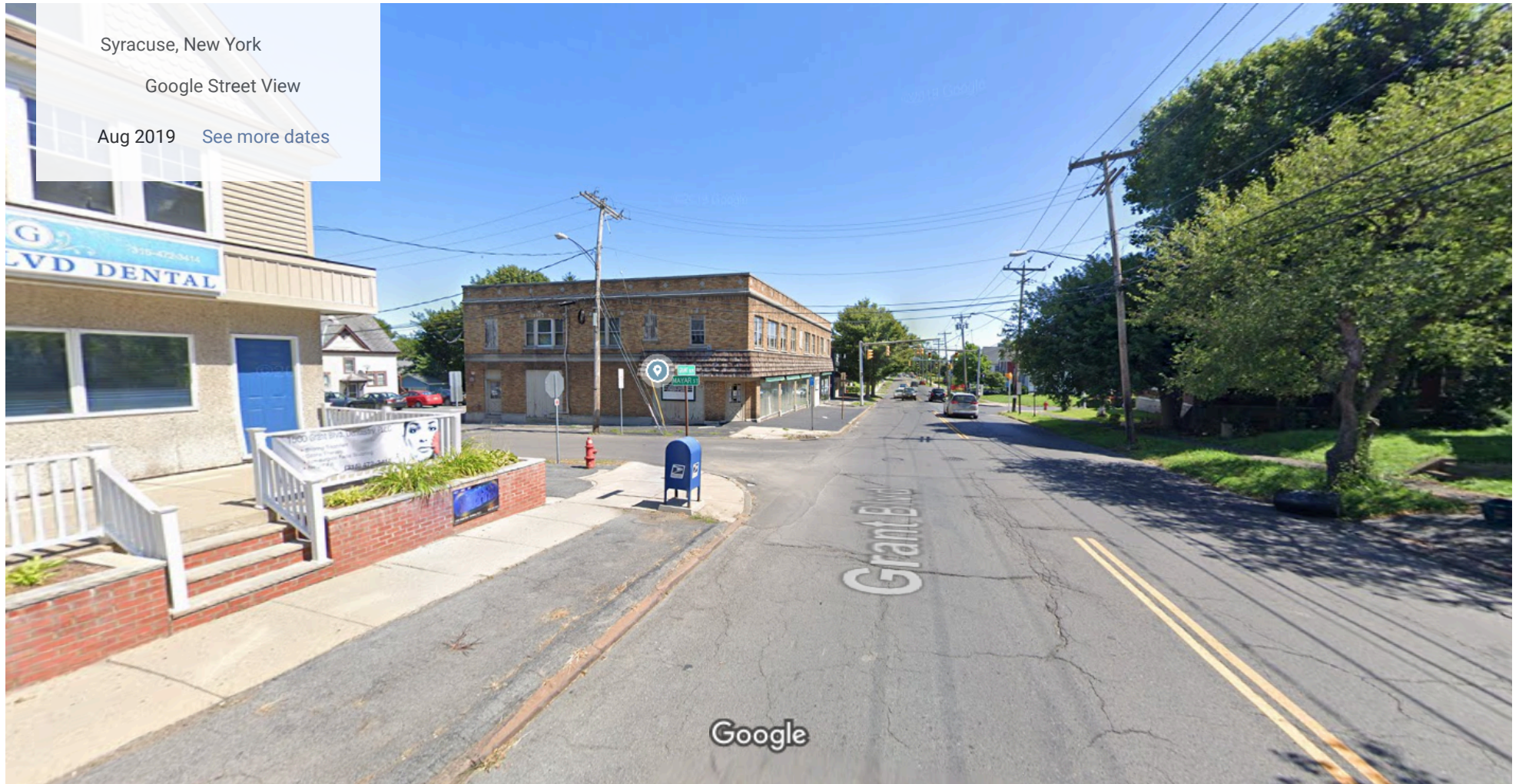
Syracuse, New York
 Google Street View
 Oct 2020 [See more dates](#)



Image capture: Oct 2020 © 2024 Google

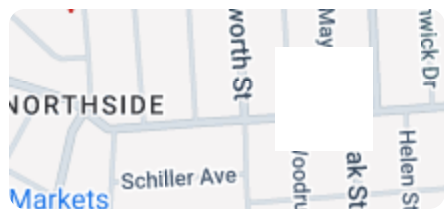


Google Maps 1502 Grant Blvd



Syracuse, New York
Google Street View
Aug 2019 See more dates

Image capture: Aug 2019 © 2024 Google

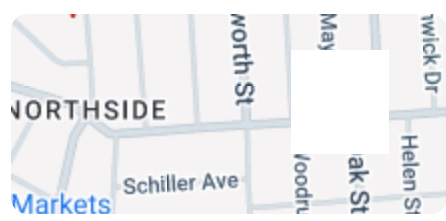


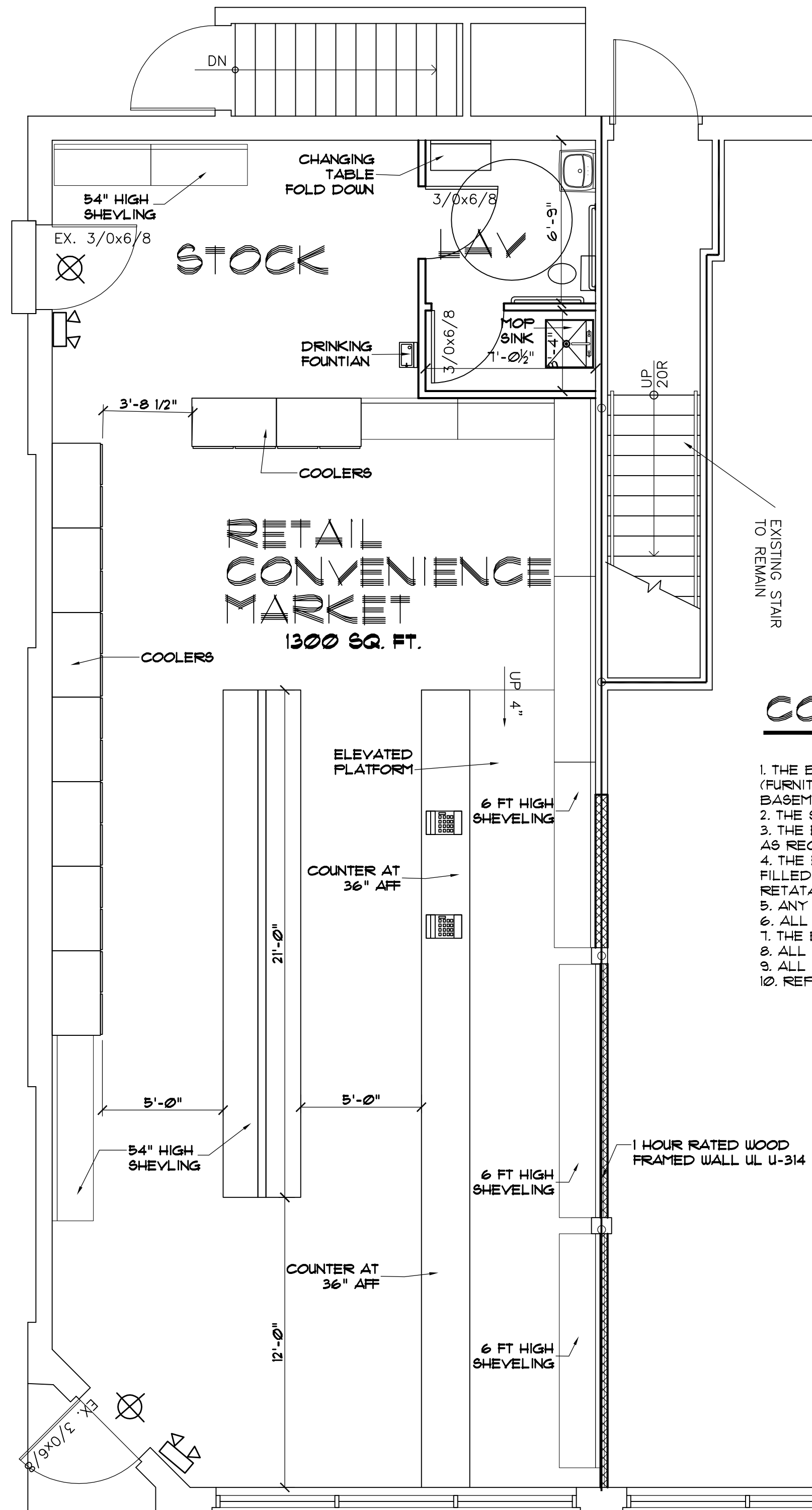
Google Maps 1505 Grant Blvd

Syracuse, New York
Google Street View
Oct 2020 [See more dates](#)



Image capture: Oct 2020 © 2024 Google





GENERAL NOTES:

- 1) CODES AND REFERENCE STANDARDS: 2020 EXISTING BUILDING CODE OF NEW YORK, AND THE 2020 BUILDING CODE AND MECHANICAL CODE AND NEC.
- 2) WOOD FRAMING #2 SPF OR BETTER, MIN BEARING 3 INCHES.
- 3) WOOD- WOOD FRAMING DESIGN SFF #2 MIN. PRESSURE TREATED AT EXPOSED LOCATIONS, GALVANIZED FASTENERS OR COATED TO RESIST CORROSION.
- 4) ALL WIRING TO COMPLY WITH NFPA 72 THE NATIONAL ELECTRICAL CODE. PROVIDE GFI OUTLETS IN WET AREAS, KITCHEN & EXTERIOR.
- 5) INTER CONNECTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AND ALARMS WHERE FUEL BURNING APPLIANCES ARE PRESENT.
- 6) PROVIDE ARC-FAULT BREAKERS AND GFI PROTECTED OUTLETS AT WET AREAS, BATH AND EXTERIOR LOCATIONS.
- 7) REPLACE STAINED AND DAMAGED CEILING TILE, RELAMP AS REQUIRED USING LED REPLACEMENT LAMPS.
- 8) PROVIDE NEW ELECTRICAL WIRING THROUGH OUT PER NFPA 72.
- 9) ALL POWER WIRING AT APARTMENT SHALL BE 12-2, LIFGTING 14-2, RANGES 8-3.
- 10) ALL BREAKERS TO BE ARC-FAULT TYPE.
- 11) SMOKE DETECTORS IN COMMON AREA INTER CONNECTED WITH A HEAT DETECTOR ON EACH INTERIOR OF EACH APARTMENT CONNECT TO HOUSE ALARMS AND PANEL.
- 12) ALL LABELED FIRE RATED DOORS SHALL REQUIRE AUTOMATIC DOOR CLOSERS OR SELF-CLOSING HINGES WITH EGRESS HARDWARE.
- 13) ALL HOUSE LIGHT FIXTURES ARE TO BE CONTROLLED BY PHOTOCCELL AND SWITCHED AT PANEL IN LOBBY.

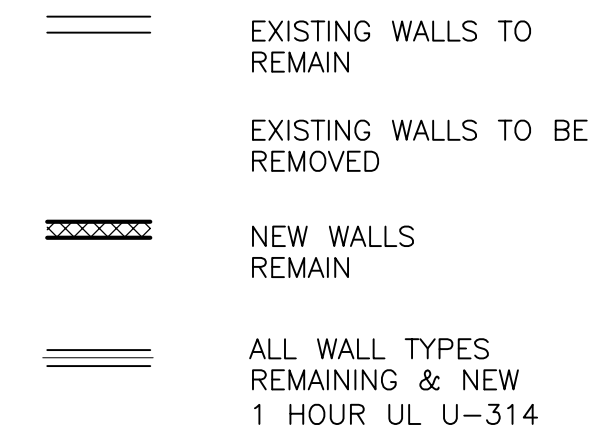
NOTE: THE REVISION INFORMATION NOTE, CITY OF SYRACUSE CODE DEPARTMENT 0005, THE EXISTING EXTERIOR WALLS ARE CONCRETE MASONRY UNITS 8 INCH UNITS, FACE BRICK. PER TABLE T21.1(2) MIN OF 3 HOURS CALCULATED. 3/29/24

CODE PATH NOTES

1. THE BUILDING IS A CHANGE OF OCCUPANCY ON THE FIRST AND SECOND FLOORS, ALTERATION 2, THE EXISTING FIRST FLOOR MERCANTILE (FURNITURE STORE) TO BE CHANGED TO 3 BUSINESS OCCUPANCIES, TENANT 1, OFFICE, TENANT 2 (MIDDLE SPACE) OFFICE FIRST FLOOR, BASEMENT EXISTING STORAGE S-2, B- BUSINESS, OFFICE, THE 3RD TENANT, B- BUSINESS OFFICE NJ JONES PLUMBING ALONG WITH GARAGE.
2. THE SECOND FLOOR CHANGE OF OCCUPANCY FROM B- BUSINESS OFFICES BACK TO R-2 MULTIFAMILY RESIDENCY.
3. THE EXISTING SPRINKLER SYSTEM IS DESIGN TO MEET NFPA-13 FOR MERCANTILE AND OFFICE OCCUPANCY, RECONFIGURE SPRINKLER HEADS AS REQUIRED, TEST AND REPLACED AS NEEDED BY CERTIFIED SPRINKLER INSTALLER, UNDER SEPARATE CONTRACT.
4. THE ENERGY CONSERVATION CODE REQUIRES THAT WHERE THE THE EXTERIOR WALL CAVITIES ARE OPENED THAT THE CAVITY SHALL BE FILLED WITH BATT INSULATION, MIN R-13, AND BASEMENT FLOOR TO HAVE MIN R-30 BATT INSULATION WITH MIN 6 MIL POLY THAT IS FIRE RETARDANT TREATED.
5. ANY WINDOW OR EXTERIOR DOOR THAT IS REPLACED SHALL MEET NYSECC REQUIREMENTS.
6. ALL TENET SEPARATION WALL SHALL BE INSULATED TO A MINIMUM OF R-10.
7. THE BOILER HEATING SYSTEM TO BE RECONFIGURED OR RE-PIPED AS REQUIRED.
8. ALL ENTRY DOORS AND DOORS ON THE FIRST FLOOR TO BE LEVER HANDLE DOOR FOR ADA REQUIREMENTS.
9. ALL APARTMENT DOORS TO HAVE DEAD BOLTS.
10. REPAIR WORK IS TO REPLACE DAMAGED WINDOWS AND INTERIOR FINISHED AND WALL BOARD/ PLASTER AS REQUIRED.

NOTE:

- * CONTRACTOR TO NOTIFY ARCHITECT AFTER EXPOSING WALLS & FLOOR TO BE REMOVED. NO STRUCTURAL MEMBERS TO BE REMOVED WITHOUT APPROVAL OF ARCHITECT
- * ALL OPENINGS IN BOILER ROOM CEILING AND WALLS SHALL BE SEALED AS REQD MIN. 2-HR RATED ASSEMBLY OR PENATRATION
- * CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO START OF CONSTRUCTION
- * THE BASEMENT CEILING/ FIRST FLOOR EXISTING 1 HOUR GYP. BD. ON W.D JOIST UL-L501, FIRST FLOOR CEILING ASSEMBLY 1 HR RATED PLASTER METAL LATH AND TIN CEILINGS, FINISH ACT. CLG. TILE.
- * ENTIRE BUILDING TO BE SPRINKLERED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE LOCAL CODES AND NYSFC 903 AND NFPA 13



FIRST FLOOR PLAN TENANT SPACE 1

SCALE: =1/4" = 1'-0"

THOMAS J. DITULLIO
ARCHITECT
 237 Whittier Ave. Syracuse N.Y. 13204
 Phone 315-427-1637
 Email: thomasditullio@aol.com

TENANT SPACE 1
ALTERATIONS AND TENANT SPACES
TO 1418 GRANT BOULEVARD
CITY OF SYRACUSE, NEW YORK

DRN BY:
 T DITULLIO
 SCALE:

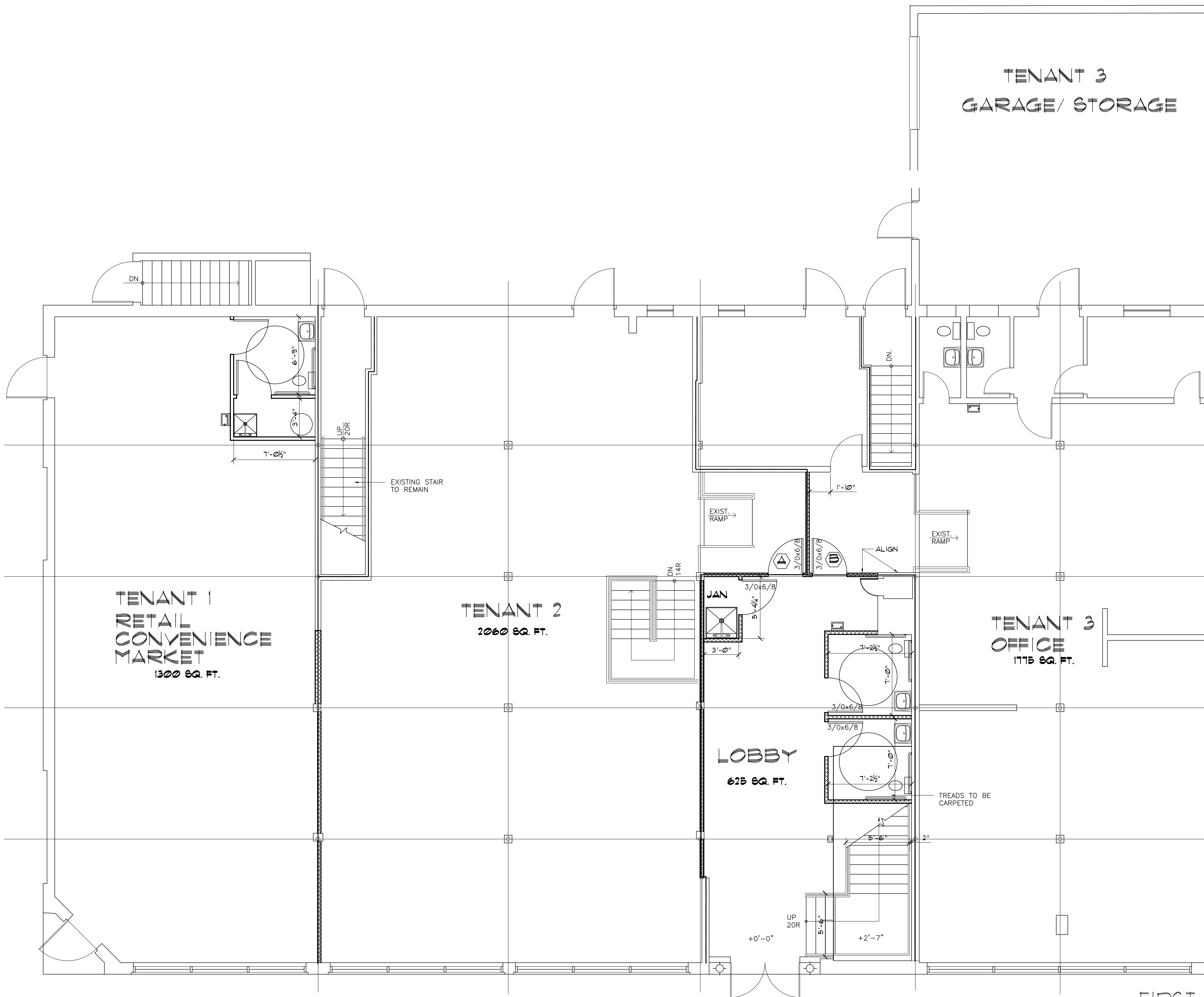
PHONE NO.
 315-427-1637

DATE: 4/8/24

REV.

A-T1

JOB NO.



TENANT 1
RETAIL CONVENIENCE MARKET
 1300 SQ. FT.

TENANT 2
 2060 SQ. FT.

LOBBY
 625 SQ. FT.

TENANT 3 OFFICE
 1775 SQ. FT.

TENANT 3 GARAGE/ STORAGE

- NOTE:**
- * CONTRACTOR TO NOTIFY ARCHITECT AFTER EXPOSING WALLS & FLOOR TO BE REMOVED. NO STRUCTURAL MEMBERS TO BE REMOVED WITHOUT APPROVAL OF ARCHITECT
 - * CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO START OF CONSTRUCTION
 - * ENTIRE BUILDING TO BE SPRINKLERED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE LOCAL CODES AND NYSFC 903 AND NFPA 13
 - * ALL OPENINGS IN BOILER ROOM CEILING AND WALLS SHALL BE SEALED AS REQD MIN. 2-HR RATED ASSEMBLY OR PENETRATION
 - * THE BASEMENT CEILING/ FIRST FLOOR EXISTING 1 HOUR GYP. BD. ON W/D JOIST UL-L501, FIRST FLOOR CEILING ASSEMBLY 1 HR RATED PLASTER METAL LATH AND TIN CEILINGS, FINISH ACT. CLG. TILE.

- EXISTING WALLS TO REMAIN
- - - EXISTING WALLS TO BE REMOVED
- ===== NEW WALLS REMAIN
- ==== ALL WALL TYPES REMAINING & NEW 1 HOUR UL U-314

FIRST FLOOR PLAN
 SCALE: = 1/4" = 1'-0"

THOMAS J. DITULLIO
 REGISTERED ARCHITECT
 237 Whittier Ave. Syracuse N.Y. 13204
 E-Mail: Thomasjditullio@aol.com
 Phone/ text 315-427-1637

THOMAS J. DITULLIO ARCHITECT IS NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SYRACUSE AND THE STATE OF NEW YORK. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE RECEIVED FOR THIS PROJECT. THE ARCHITECT'S LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE FEE RECEIVED FOR THIS PROJECT. THE ARCHITECT'S LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE FEE RECEIVED FOR THIS PROJECT.

ALTERATIONS AND TENANT SPACES TO 1418 GRANT BOULEVARD CITY OF SYRACUSE, NEW YORK

DRN BY:
 T. DITULLIO
 SCALE:
 AS NOTED
 RECORD DATE:
 JULY 26 2022
 JOB NO:
 2207
 REV.
 JUNE 26 2023
 NOVEMBER 30, 2023
 JAN 30, 2024
 FEB 6, 2024

A-2
 SHEET NO.

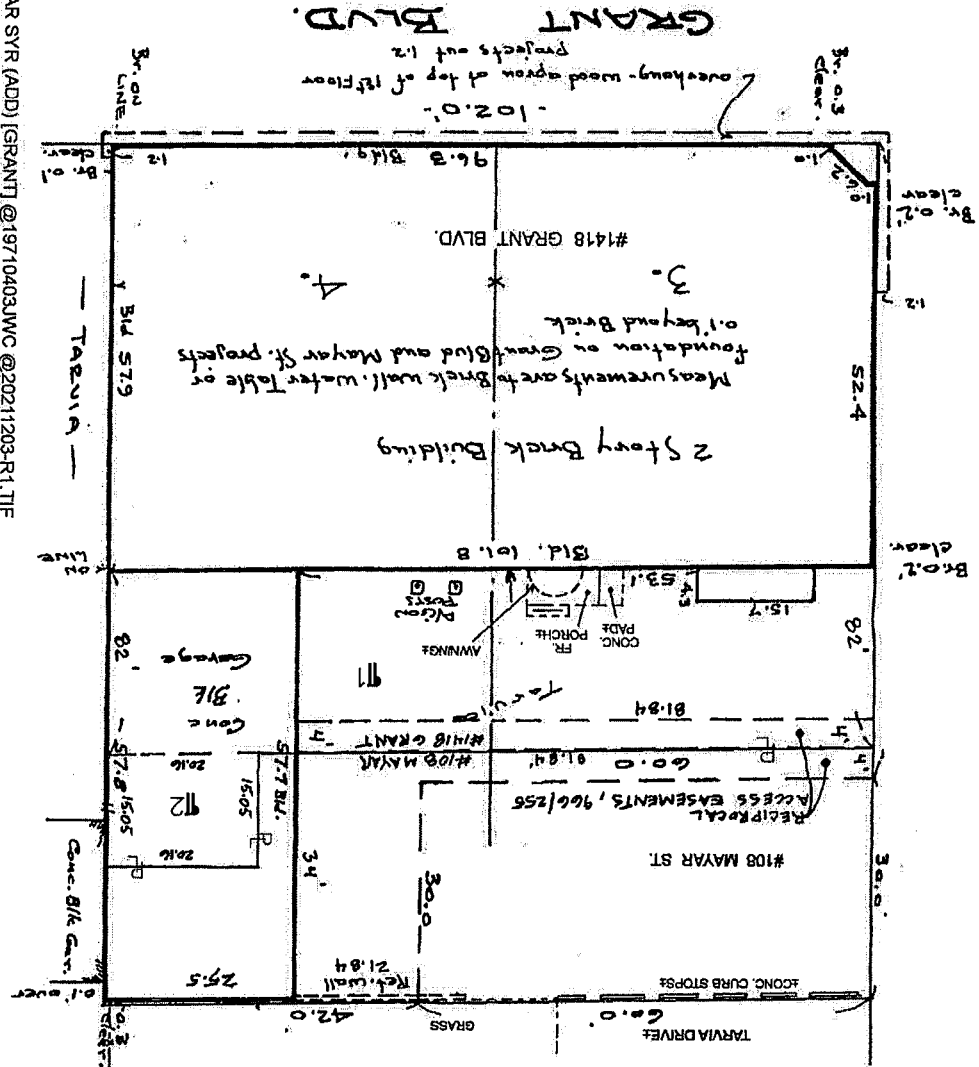
GRANT \$1418 MAYAR \$108 L3.4 MAYAR SYR (ADD) | GRANTJ @19710403JWC @20211203-R1.TIF

Scale 1" = 20'
 Apr. 3, 1970
 REV'D. 2-28-2022 ESMTS.
 COTTRELL LAND SURVEYORS, PC
 7308 STATE ROUTE 173, MANLIUS, NY 13104
 (315) 682-8121 WWW.COTTRELLSURVEYORS.COM

SYRACUSE, N.Y.
 LOTS 3 & 4 - MAYAR TR.

No. 108 MAYAR STREET and
 No. 1418 GRANT BOULEVARD

SURVEYORS: REFERENCE TO, USE OF OR RELIANCE ON THIS MAP
 WITHOUT THE WRITTEN CONSENT FOR WHATEVER PURPOSE VIOLATES MY
 COPYRIGHT AND ABSOLVES ME OF ANY LIABILITY FOR LATENT OMISSIONS
 AND ERRORS AND OF ANY RESPONSIBILITY FOR RESULTANT DAMAGES.



MAYAR ST.



FOR CONVEYANCE AND/OR MORTGAGE PURPOSES ONLY OCCURRING
 WITHIN ONE YEAR OF THE LATEST CERTIFICATION DATE ONLY.
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP WAS
 MADE FROM AN ACTUAL SURVEY ON 04-03-1970. MAPS
 WITHOUT THE SIGNER'S EMBOSSED SEAL ARE UNCERTIFIED
 COPIES ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.
 RECERTIFIED ON: DEC. 3, 2021

NO CHANGE OF AFFIDAVITS ISSUED ON THIS MAP VOID THE CERTIFICATION.
 INFRINGE ON COPYRIGHT AND REPRESENT UNLICENSED SURVEY PRACTICE!
 COPYRIGHT © 1990-
 BY COTTRELL LAND SURVEYORS, P.C.
 ALL RIGHTS RESERVED
 COPIES WITHOUT THE EMBOSSED SEAL ARE UNAUTHORIZED
 AND HAVE BEEN ALTERED.
 USERS: THIS MAP IS NOT USABLE FOR CERTIFICATIONS EXTENDABLE
 FOR UNSPECIFIED PURPOSES OR FOR SUBSEQUENT TRANSACTIONS
 EXCEPT BY THE WRITTEN CONSENT OF OR BY SURVEY UPDATE BY THE
 UNDERSIGNED ONLY.

Short Environmental Assessment Form

Part 1 - Project Information

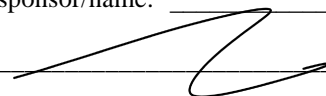
Instructions for Completing

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: 1414 Grant Market			
Project Location (describe, and attach a location map): 1418 Grant Blvd Syracuse New York 13208			
Brief Description of Proposed Action: Convenience store in tenant space 1. previous use was business salon			
Name of Applicant or Sponsor: NaDonte Jones		Telephone: 315-378-6936	
		E-Mail: njjonesplumbing@gmail.com	
Address: 1414 Grant 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input 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 checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>NaDonte Jones</u> Date: <u>7/24/24</u>		
Signature:  Title: <u>Owner</u>		

Project:	SP-24-18
Date:	9/9/2024

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project:	SP-24-18
Date:	9/9/2024

Short Environmental Assessment Form Part 3 Determination of Significance

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

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse City Planning Commission	9/9/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

City of Syracuse

Parcel History

01/01/1900 - 09/04/2024

Tax Map #: 011.-06-17.0

Owners: JR. Holmes Enterprises LLC

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1418 Grant Blvd & Mayar St	09/20/07	Project	Variance (Converted)	Approved	V-07-21 # OF PARKING SPACES
1418 Grant Blvd & Mayar St	07/15/13	Permit Application	Electric	Issued	11881 Electric
1418 Grant Blvd & Mayar St	07/15/13	Completed Permit	Electric	Certificate Issued	11881 Electric Certificate of Completion #11881
1418 Grant Blvd & Mayar St	01/06/14	Inspection	Final Inspection	Pass	
1418 Grant Blvd & Mayar St	08/02/16	Project	Tower / Dish / Antenna	Approved	SR-16-12 Rooftop antenna on existing building
1418 Grant Blvd & Mayar St	05/10/17	Completed Complaint	CleanUp Rqst: Public Prop	Completed	2017-11094 debri fell off a truck and its on their curb can anyone pick this up- gary 315-479-5506
1418 Grant Blvd & Mayar St	08/25/17	Completed Complaint	Graffiti: PrivateProperty	Owner Compliance	2017-24395 Sonny Gave Me Herpes on the side of the building facing Darlington *shakes head*
1418 Grant Blvd & Mayar St	08/25/17	Inspection	Complaint Inspection	Pass	
1418 Grant Blvd & Mayar St	05/14/20	Project	Site Plan Review	Approved	SR-16-12 M1 Antenna and site modifications
1418 Grant Blvd & Mayar St	12/16/20	Permit Application	Antenna / Dish	Issued	43319 Antenna Install with Roof Structural modifications
1418 Grant Blvd & Mayar St	01/08/21	Inspection	Inspector Notification	In Progress	
1418 Grant Blvd & Mayar St	01/19/21	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	02/15/21	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	03/12/21	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	04/02/21	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	04/22/21	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	07/14/21	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	11/09/21	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	12/01/21	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	03/02/22	Permit Application	Antenna / Dish	Issued	45889 Add (3) LSub6 antennas to this existing facility. We're adding one additional antenna per sector, three sectors total. We currently have (9) antennas on this roof but were approved for (12) antennas with our Site Plan approval.

// Verizon

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1418 Grant Blvd & Mayar St	03/30/22	Project	Tower / Dish / Antenna	Approved	SR-16-12M2 Modify an existing (Verizon) roof-top antenna array
1418 Grant Blvd & Mayar St	04/15/22	Inspection	Final Inspection	In Progress	
1418 Grant Blvd & Mayar St	04/28/22	Permit	Antenna / Dish	Open	45889 Add (3) LSub6 antennas to this existing facility. We're adding one additional antenna per sector, three sectors total. We currently have (9) antennas on this roof but were approved for (12) antennas with our Site Plan approval. // Verizon Expires 04/28/2023
1418 Grant Blvd & Mayar St	04/29/22	Inspection	Inspector Notification	In Progress	
1418 Grant Blvd & Mayar St	05/10/22	Inspection	Final Inspection	Pass	
1418 Grant Blvd & Mayar St	05/11/22	Completed Permit	Antenna / Dish	Certificate Issued	43319 Antenna Install with Roof Structural modifications Certificate of Completion #43319
1418 Grant Blvd & Mayar St	10/18/22	Inspection	Final Inspection	Pass	
1418 Grant Blvd & Mayar St	01/30/23	Complaint	Cert of Use - Food Store	x Denied	CU2023-0008 1414 Blvd Market Inc
1418 Grant Blvd & Mayar St	03/01/23	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	03/06/23	Permit Application	Com. Reno/Rem/Chg Occ	Issued	48366 1418 Grant Boulevard Offices
1418 Grant Blvd & Mayar St	07/12/23	Inspection	Fire - Pre-Permit Inspection	No Work Started	
1418 Grant Blvd & Mayar St	08/25/23	Project	Resubdivision	Approved	R-23-48 Combine two lots into a new lot at 1418 grant Blvd and 108 Mayar St Area:11848.32 sqft (0.272 acre) Current Land Use: Commerical Plumbing Business Current Structure: Two story brick building with a attached concrete Block Garage
1418 Grant Blvd & Mayar St	10/04/23	Project	Minor Site Plan Review	Approved	MiSPR-23-03
1418 Grant Blvd & Mayar St	11/30/23	Inspection	Fire Inspector Notification	No Work Started	
1418 Grant Blvd & Mayar St	01/03/24	Permit	Com. Reno/Rem/Chg Occ	Open	48366 1418 Grant Boulevard Offices Expires 01/03/2025
1418 Grant Blvd & Mayar St	01/04/24	Inspection	Fire Inspector Notification	In Progress	
1418 Grant Blvd & Mayar St	01/04/24	Inspection	Inspector Notification	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1418 Grant Blvd & Mayar St	01/17/24	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	01/30/24	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	02/02/24	Inspection	Fire Inspector Notification	In Progress	
1418 Grant Blvd & Mayar St	02/05/24	Complaint	Cert of Use - Food Store	x Denied	CU2024-0042 1414 Blvd Market
1418 Grant Blvd & Mayar St	02/05/24	Complaint	Tobacco License	x Denied	TL-2024-0046 1414 Blvd market
1418 Grant Blvd & Mayar St	02/12/24	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	02/12/24	Inspection	Fire Prevention - Licensing	In Progress	
1418 Grant Blvd & Mayar St	02/12/24	Inspection	Fire Prevention - Licensing	<None>	
1418 Grant Blvd & Mayar St	02/12/24	Inspection	Codes - Licensing	Fail	
1418 Grant Blvd & Mayar St	02/12/24	Inspection	Codes - Licensing	Fail	
1418 Grant Blvd & Mayar St	02/12/24	Inspection	Codes Electric - Licensing	Fail	
1418 Grant Blvd & Mayar St	02/19/24	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	02/20/24	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	03/08/24	Inspection	Complaint Inspection	Fail	
1418 Grant Blvd & Mayar St	03/08/24	Inspection	Complaint Inspection	Fail	
1418 Grant Blvd & Mayar St	03/11/24	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	03/11/24	Inspection	Complaint Inspection	Fail	
1418 Grant Blvd & Mayar St	03/11/24	Violation	SPCC - Provide Required Permits	Closed	
1418 Grant Blvd & Mayar St	03/11/24	Complaint	Cert of Use - Food Store	Open	CU2024-0085 C of U Unfit/unlawful
1418 Grant Blvd & Mayar St	03/11/24	Inspection	Complaint Inspection	Fail	
1418 Grant Blvd & Mayar St	03/11/24	Violation	2020 PMCNYS - Section 107.1.4 - Unlawful Structures	Open	
1418 Grant Blvd & Mayar St	03/11/24	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1418 Grant Blvd & Mayar St	03/11/24	Violation	Section 105.2 Building Permits	Open	
1418 Grant Blvd & Mayar St	03/11/24	Violation	2020 PMCNYS - Section 107.1.4 - Unlawful Structures	Open	
1418 Grant Blvd & Mayar St	03/11/24	Violation	SPCC - C of U - Sec 27- 164 (A)	Open	
1418 Grant Blvd & Mayar St	03/11/24	Violation	SPCC - C of U - Sec. 27- 164 (B)	Open	
1418 Grant Blvd & Mayar St	03/11/24	Violation	SPCC - C of U - Sec. 27- 164 (C)	Open	
1418 Grant Blvd & Mayar St	03/12/24	Inspection	Complaint Inspection	Fail	
1418 Grant Blvd & Mayar St	03/13/24	Inspection	Fire Inspector Notification	In Progress	
1418 Grant Blvd & Mayar St	03/15/24	Inspection	Framing Before Enclosing	In Progress	
1418 Grant Blvd & Mayar St	03/21/24	Inspection	Complaint Inspection	In Progress	
1418 Grant Blvd & Mayar St	03/25/24	Inspection	Framing Before Enclosing	In Progress	
1418 Grant Blvd & Mayar St	03/27/24	Inspection	Complaint Inspection	In Progress	
1418 Grant Blvd & Mayar St	03/27/24	Inspection	Complaint Re-Inspection	No Progress	
1418 Grant Blvd & Mayar St	03/28/24	Inspection	Complaint Re-Inspection	No Progress	
1418 Grant Blvd & Mayar St	04/03/24	Completed Complaint	Building W/O Permit	Admin-Closed	2024-01474 Mercantile occupancy opened up without permits/ CO
1418 Grant Blvd & Mayar St	04/03/24	Inspection	Complaint Inspection	Fail	
1418 Grant Blvd & Mayar St	04/04/24	Inspection	Framing Before Enclosing	In Progress	
1418 Grant Blvd & Mayar St	04/05/24	Inspection	Codes - Licensing	Fail	
1418 Grant Blvd & Mayar St	04/15/24	Inspection	Complaint Re-Inspection	No Progress	
1418 Grant Blvd & Mayar St	04/25/24	Inspection	Framing Before Enclosing	In Progress	
1418 Grant Blvd & Mayar St	05/06/24	Permit Application	Fire Alarm	Issued	50808 Fire Alarm - N J Plumbing 1st Floor
1418 Grant Blvd & Mayar St	05/13/24	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1418 Grant Blvd & Mayar St	05/13/24	Inspection	Complaint Inspection	Fail	
1418 Grant Blvd & Mayar St	05/21/24	Inspection	Framing Before Enclosing	In Progress	
1418 Grant Blvd & Mayar St	05/28/24	Permit	Fire Alarm	Open	50808 Fire Alarm - N J Plumbing 1st Floor Expires 05/28/2025
1418 Grant Blvd & Mayar St	05/28/24	Inspection	Inspector Notification	<None>	
1418 Grant Blvd & Mayar St	05/28/24	Inspection	Fire Inspector Notification	<None>	
1418 Grant Blvd & Mayar St	06/03/24	Inspection	Complaint Re-Inspection	No Progress	
1418 Grant Blvd & Mayar St	06/21/24	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	07/15/24	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	07/16/24	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	07/18/24	Inspection	Complaint Re-Inspection	No Progress	
1418 Grant Blvd & Mayar St	07/30/24	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	07/31/24	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	08/14/24	Inspection	Progress Inspection	In Progress	
1418 Grant Blvd & Mayar St	08/19/24	Project	SP - Other	Active	SP-24-18 Establish a food and beverage retail use type in tenant space 1. (1414 Market) Proposed Hours of Operation 7 am-11pm Lot Size: 11,832 SQ FT Gross Floor Area of Proposed Retail Space: 1300 SQ FT
1418 Grant Blvd & Mayar St	08/22/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
1418 Grant Blvd & Mayar St	08/28/24	Inspection	Progress Inspection	In Progress	

Jake Dishaw
Zoning Administrator

300 South State St, Suite 700
Syracuse, NY 13202



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: NaDonte Jones
From: Amber Dillon, Zoning Planner
Date: 9/4/2024 8:50:38 AM
Re: SP - Other SP-24-18
1418 Grant Blvd & Mayar St, 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 if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	08/22/2024	Amber Dillon	On Hold for CPC approval 9/9
Common Council	Pending	08/19/2024		
Planning Commission	Pending	08/19/2024		