



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-24-11</i>	<i>Staff Report – May 28, 2024</i>
<i>Application Type:</i>	Special Use Permit,
<i>Project Address:</i>	612 Wolf St (Tax Map ID: 003.-13-04.1)
<i>Summary of Proposed Action:</i>	The applicant proposes to apply for a special use permit to legalize the existing “Automobile repair, heavy” use on the subject property.
<i>Owner/Applicant</i>	Angelo Chiodo (owner) Anthony J. Paris, Special Counsel (applicant)
<i>Existing Zone District:</i>	Neighborhood Center, MX-2 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north are the Neighborhood Center, MX-2 Zone District, to the south are the Urban Neighborhood, MX-1 Zone District and Low Density Residential, R2 Zone District, to the west are the Urban Neighborhood, MX-1 Zone District and to the east of the property is the Low Density Residential, R2 Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	No work has been proposed. The Special Use Permit application is to legally establish heavy automobile repair use.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The legal use for the existing site is storage. There was a building permit issued in 1999 for the construction of a warehouse. - There are comments and concerns toward the existing site from the Department of Public Work, Department of Engineering and Office of Zoning Administration. <p><u>Recommended conditions</u></p> <ul style="list-style-type: none"> - Applicant shall revise the project plans to address the comments from city departments: <ol style="list-style-type: none"> 1. Buffers need to be installed on the site between the off-street parking area and the street boundary. 2. Buffers need to be installed along the south property boundary to buffer the heavy auto repair use from the residential use on the abutting property. 3. Driveway opening must conform to 24' max width. 4. Portion of curb-cut south of the utility pole is to be raised to full-reveal 6" granite. 5. The sidewalk is in hazardous condition and is to be replaced as part of work. 6. Asphalt is not a permissible ground cover in the ROW. Areas of asphalt are to be shown on plans and removed and replaced with concrete or topsoil & grass. - No vehicles shall park in the public right-of-way or reverse into the Wolf St travel lanes
<i>Zoning Procedural History:</i>	V-24-02 Use Variance to establish a “Automobile Repair, Heavy” use on the property, withdrawn by applicant on 3/28/2024.
<i>Summary of Zoning History:</i>	City assessment and county maps show a splitting of original lot 618 into two new lots resulting in the present-day conditions on the ground with lots 618 and 612 being two separate lots with a building crossing the shared property line. The zoning department was unable to locate any record of the Resubdivision. A Use Variance to establish a “Automobile Repair, Heavy” use on the property was withdrawn by applicant on 3/28/2024.

SP-24-11

Code Enforcement History:	See attached code enforcement history.
Summary of Changes:	This is not a continued application.
Property Characteristics:	The subject property is located at 612 Wolf Street. The lot is regularly shaped with 43.26 feet of frontage of Wolf Street, and a lot depth of approximately 197 feet.
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.

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

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Location Survey on Lot 6A – Block 29, Former Village of Salina. Known as No.612 Wolf Street, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: James Richard Lighton; J.R.L. Land Surveying PLLC; Scale: 1"= 20'; Dated: 04/18/2024.
- Floor Plan (Sheet EX1). Prepared by Zausmer Frisch Associates; Scale: 3/16"=1'; Dated: 04/24/2024.
- Elevation Plan (Sheet EX2). Prepared by Zausmer Frisch Associates; Scale: 3/16"=1'; Dated: 04/24/2024.

Attachments:

Major Site Plan Review Application

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments

SP-24-11

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 M

SP-24-11

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of Embassy Suites on the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation (eagle view citation)

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>	
2	Application Submittal and Processing	<i>Submit to Office of Zoning Administration</i>	Submittal and Internal Review
3	Staff Review and Action	<i>Review by Office of Zoning Administration</i>	
4	Scheduling and Notice of Public Hearings	<i>Public hearing required for Common Council</i>	Hearings and Decision-Making
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: 612 Wolf Street/Special Use Permit Application		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 612 Wolf Street, Syracuse, NY, 13208 (Tax Map I.D. 0003.-13-03.0)		
Lot numbers: 1	Block number: 600	Lot size (sq. ft.) 8600
Current use of property: Auto Repair		Proposed: Auto Repair, Heavy
Current number of dwelling units (if applicable): N/A		Proposed: N/A
Current hours of operation (if applicable): 8am - 5pm		Proposed: SAME
Current onsite parking (if applicable): 8-10 parking spots		Proposed: SAME
Zoning (base and any overlay) of property: MX-2: Neighborhood Center		
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): N/A		
Size:	Type:	Location:
Size:	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary): Seeking a special use permit to operate an auto repair shop on the property. Directed to complete a special use permit application by Assistant Corporation Counsel Meira Hertzberg. See the attached application, exhibits and cover letter for further analysis.		

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@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: Angelo Chiodo

Signature:

Angelo Chiodo

Date:

4/2/24

Mailing address:

618 Wolf Street, Syracuse, NY 13208

Print authorized agent's name:

ANTHONY J. PARIS

Date:

4/2/24

Signature:

Anthony Paris

Mailing address:

211 W Jefferson St, Suite 1 Syracuse, NY 13202

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

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

Please submit 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



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

- 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.

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

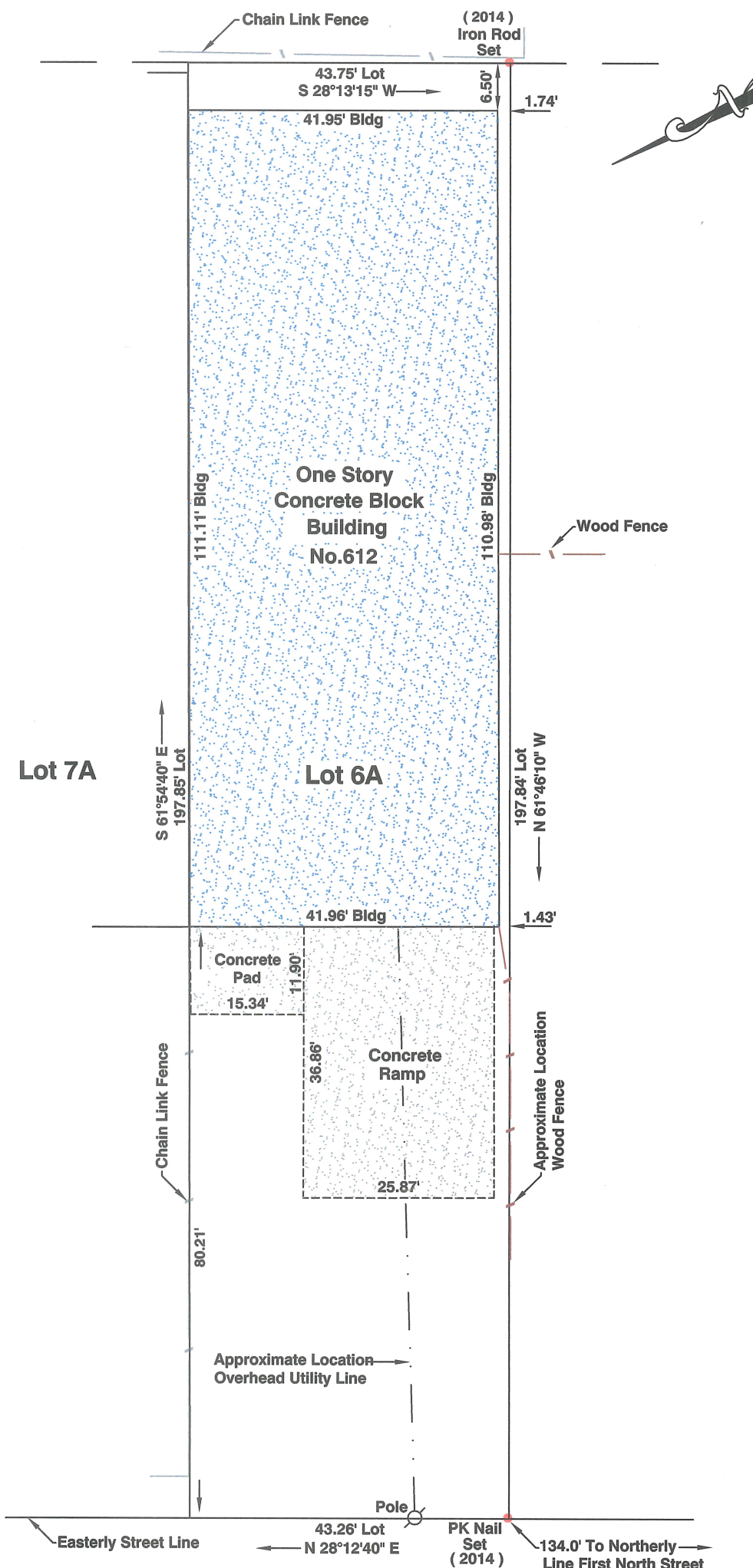
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Vick's Auto - Tenant; Melissa Chiodo -Owner/Applicant			
Name of Action or Project: Use Variance			
Project Location (describe, and attach a location map): 612 Wolf Street, Syracuse, NY 13208 which houses the auto repair shop. Survey attached to application.			
Brief Description of Proposed Action: Since at least 2011 property has been used as an auto repair shop and so licensed by the DMV. When current tenant, Vick's Auto, applied for DMV license proof of zoning verification was required. City of Syracuse now maintains that under the 2023 revised zoning regs the property needs a use variance as, despite the lengthy time it has been used for auto repairs, it has no records for this use other than warehouse/storage. Therefore, Zoning Department has recommended this application be filed to allow the current tenant to secure the DMV license and remain in business.			
Name of Applicant or Sponsor: Melissa Chiodo - Owner		Telephone: (315) 422-7777 E-Mail: andy@angelochiodo.com <i>angelo@angelochiodo.com</i>	
Address: c/o Angelo Chiodo HVAC, 618 Wolf Street,			
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"/>
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: Zoning Board of Appeals			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			.198 acres NONE acres .198 acres
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Business <input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

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)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____ _____		
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>Melissa Chlodo</u> Date: <u>2/26/2024</u>		
Signature: <u>X Melissa Chlodo</u> Title: <u>Applicant/Owner</u>		



Wolf Street

37 First Street, Camillus, New York 13031
Email: jrllandsurveying@aol.com

J.R.L. Land Surveying PLLC

Phone: (315) 263-9621
Fax: (315) 320-4298

James Richard Lighton New York State Licensed Land Surveyor #50606

JRL

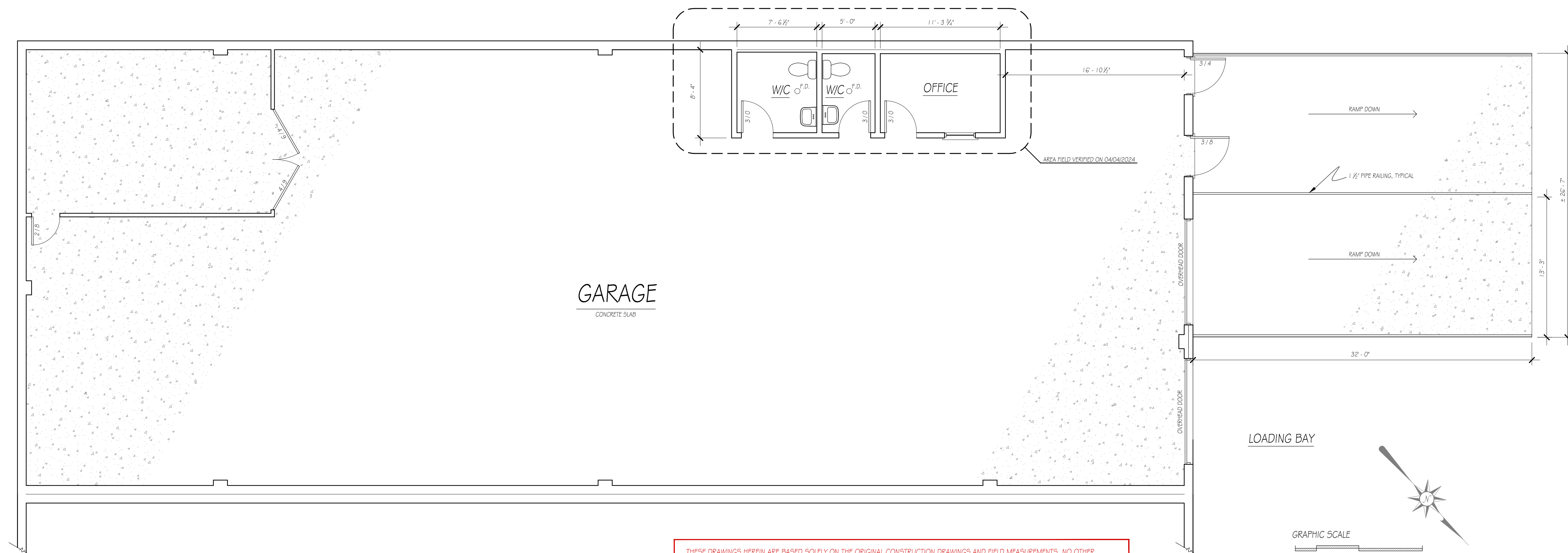
I hereby certify that this map was made from an actual survey and same is correct. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be true valid copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2024, JRL Land Surveying PLLC.

Location Survey on Lot 6A - Block 29, Former Village of Salina, Filed February 14, 1996 - Map #8259, City of Syracuse.

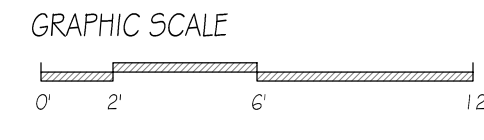
Known as No.612 Wolf Street, City of Syracuse, County of Onondaga, State of New York.

Scale: 1"= 20'	Date: 04-18-2024	Drawn By: JRL
----------------	------------------	---------------

Revisions:



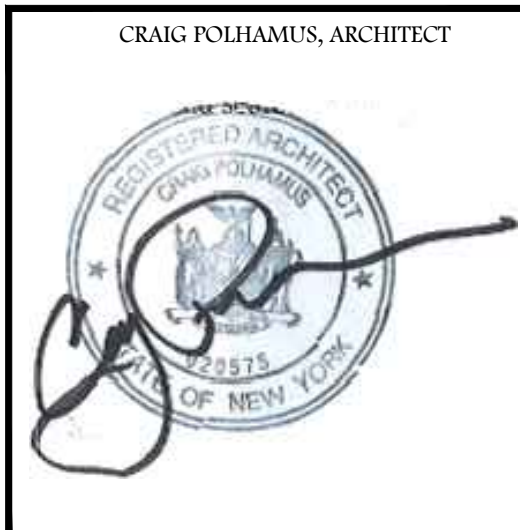
THESE DRAWINGS HEREIN ARE BASED SOLELY ON THE ORIGINAL CONSTRUCTION DRAWINGS AND FIELD MEASUREMENTS. NO OTHER VERIFICATION OF COMPLIANCE WITH CURRENT BUILDING CODES OR REGULATIONS HAVE BEEN PERFORMED. THESE PLANS ARE INTENDED FOR ILLUSTRATIVE PURPOSES AND SHOULD BE REVIEWED BY A LICENSED PROFESSIONAL TO ENSURE THAT THEY MEET ALL APPLICABLE CODES, REGULATIONS AND STANDARDS BEFORE ANY CONSTRUCTION OR RENOVATION WORK IS UNDERTAKEN. THE AUTHOR AND/OR CREATOR OF THESE PLANS SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR NON-COMPLIANCE ISSUES THAT MAY ARISE FROM THE USE OF THESE PLANS.



PLAN BASED ON REVISION DRAWINGS PROVIDED BY ARCHITECT DONALD A. ENGBELBERT DATED 01/28/2020

**ZAUSMER-FRISCH
SCRUTON & AGGARWAL**
DESIGNERS / BUILDERS
214 BURNETT AVENUE / SYRACUSE / NEW YORK 13208
TELEPHONE: 315-437-4749 / FAX: 315-437-4750

PROJECT: AS BUILT DOCUMENTATION OF:
612 Wolf Street
SYRACUSE, NEW YORK
13208
TITLE: EXISTING FLOOR PLAN



THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME, OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE IBC (INTERNATIONAL BUILDING CODE) 2020, FIRE PROTECTION, MAINTENANCE, ENERGY CONSERVATION, AND APPLICABLE FEDERAL, STATE, LOCAL LAWS, CODES, AND REGULATIONS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE THEREWITH.

REGISTERED ARCHITECT
020575
NY REG. NO. DATE

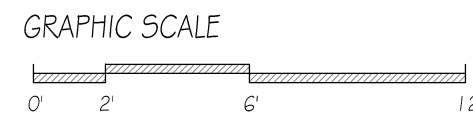
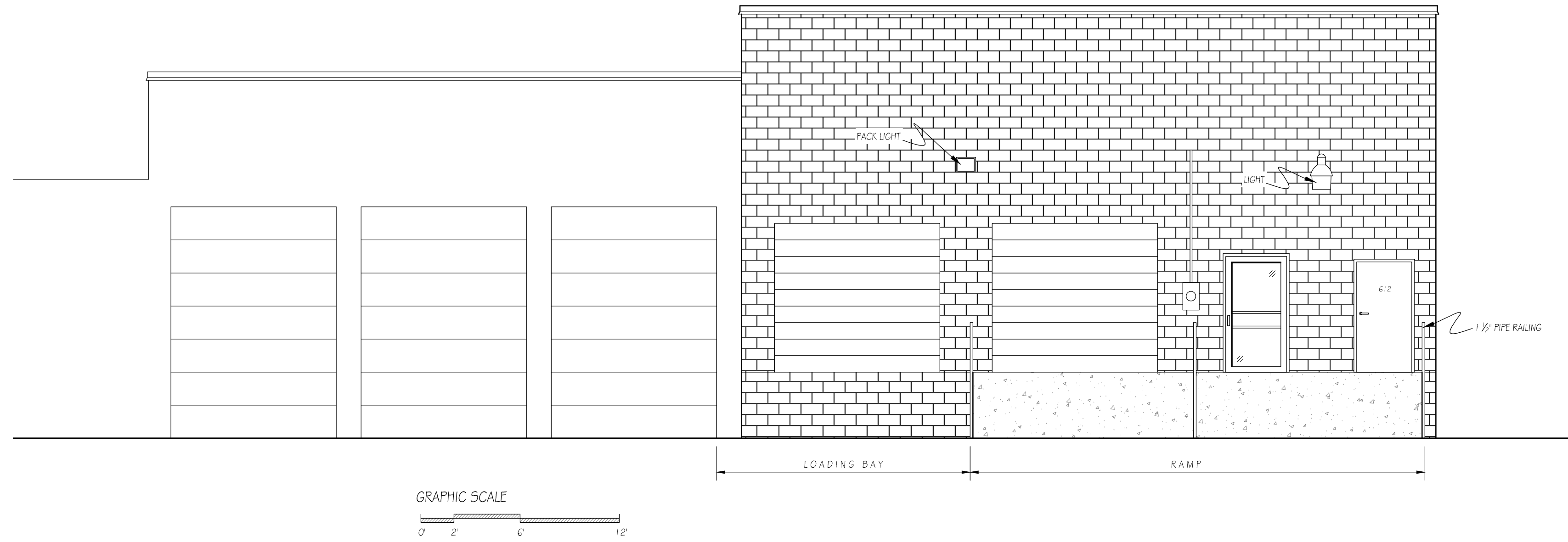
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.
© COPYRIGHT CRAIG POLHAMUS ARCHITECT, 2023

DATE: 04-24-2024 SCALE: AS NOTED
PROJECT NO.: 24024 DRAWN BY: JDS

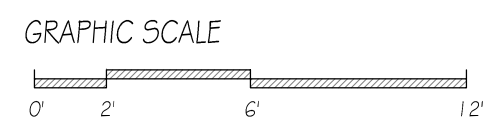
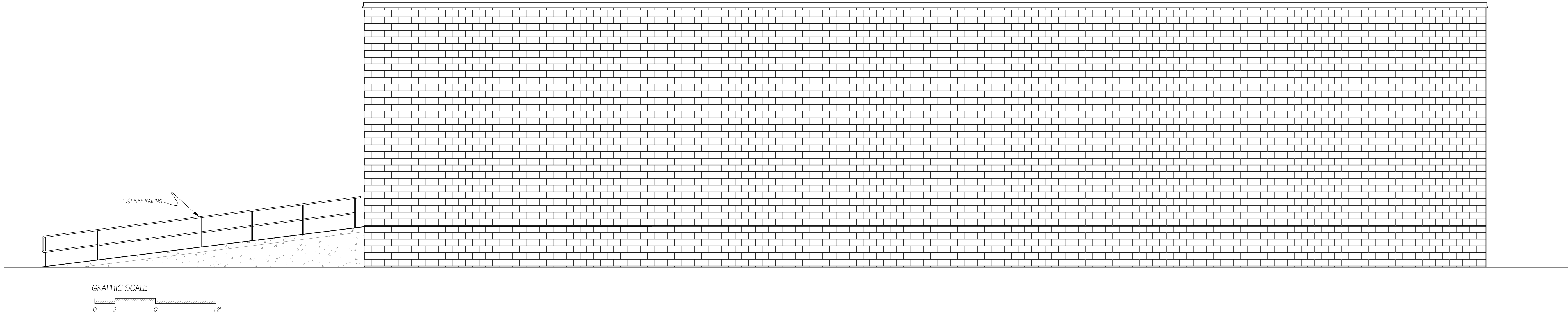
SHEET No. **EX1**

REVISIONS	

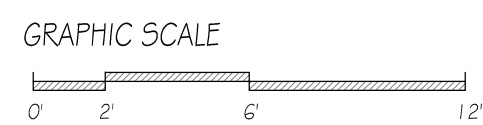
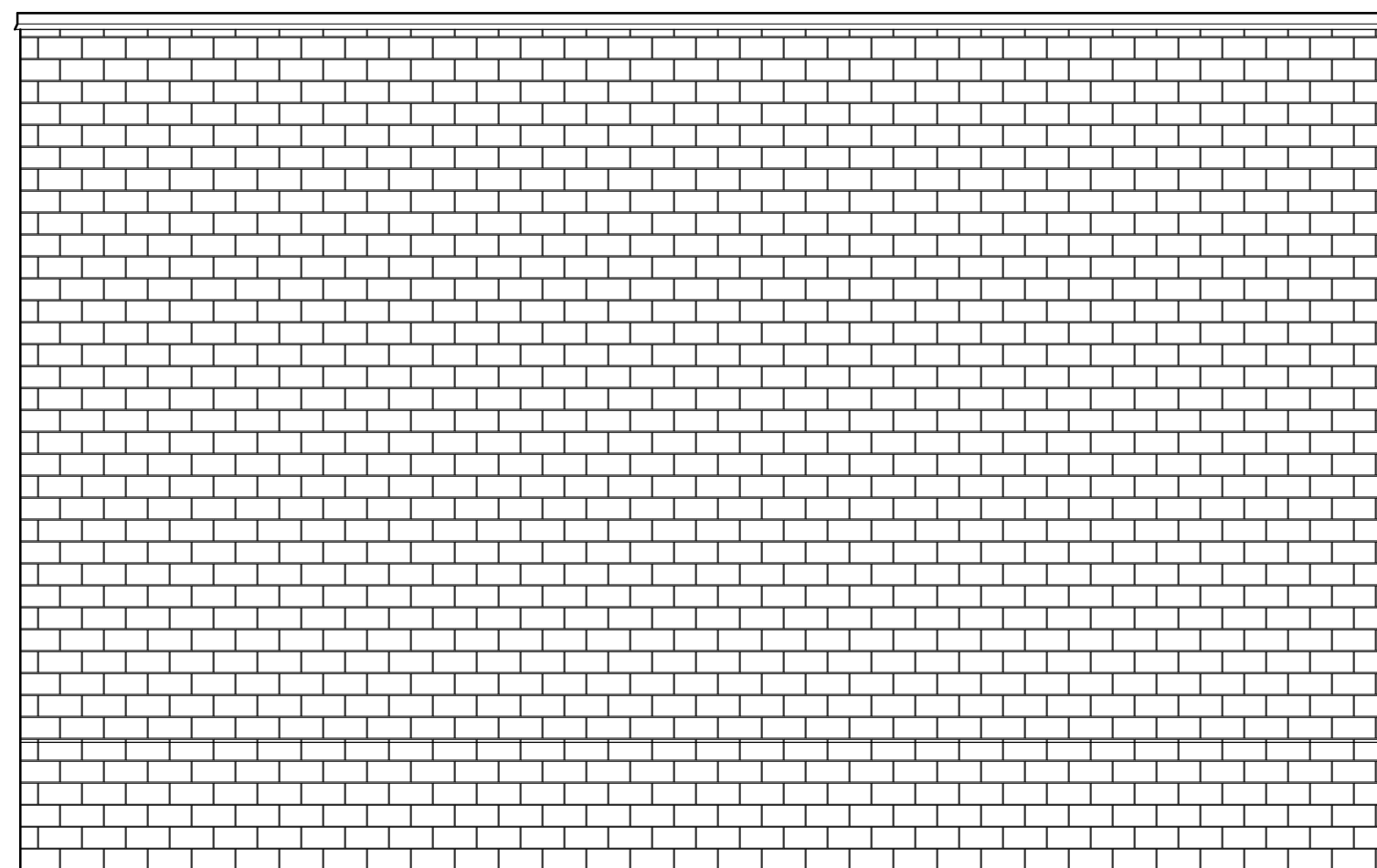
THESE DRAWINGS HEREIN ARE BASED SOLELY ON THE ORIGINAL CONSTRUCTION DRAWINGS AND FIELD MEASUREMENTS. NO OTHER VERIFICATION OF COMPLIANCE WITH CURRENT BUILDING CODES OR REGULATIONS HAVE BEEN PERFORMED. THESE PLANS ARE INTENDED FOR ILLUSTRATIVE PURPOSES AND SHOULD BE REVIEWED BY A LICENSED PROFESSIONAL TO ENSURE THAT THEY MEET ALL APPLICABLE CODES, REGULATIONS AND STANDARDS BEFORE ANY CONSTRUCTION OR RENOVATION WORK IS UNDERTAKEN. THE AUTHOR AND/OR CREATOR OF THESE PLANS SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR NON-COMPLIANCE ISSUES THAT MAY ARISE FROM THE USE OF THESE PLANS.



1 EX2 EXISTING EAST ELEVATION
3/16" = 1'-0"



2 EX2 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



3 EX2 EXISTING WEST ELEVATION
3/16" = 1'-0"

**ZAUSMER-FRISCH
SCRUTON & AGGARWAL**
DESIGNERS / BUILDERS

214 BURNETT AVENUE / SYRACUSE / NEW YORK 13208
TELEPHONE: 315-475-6400 / EMAIL: ZFA@ZFA.COM

PROJECT: AS BUILT DOCUMENTATION OF:
612 Wolf Street
SYRACUSE, NEW YORK
13208

TITLE: EXISTING ELEVATIONS

CRAIG FOLHAMUS, ARCHITECT



THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE IBC (INTERNATIONAL BUILDING CODE) 2020, FIRE PROPERTY MAINTENANCE ENERGY CONSERVATION, AND APPLICABLE FEDERAL, STATE, LOCAL LAWS, CODES, AND REGULATIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE THEREWITH.

REGISTERED ARCHITECT
020575
NY REG. NO. DATE

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.
© COPYRIGHT CRAIG FOLHAMUS ARCHITECT, 2023

DATE 04-24-2024	SCALE AS NOTED
PROJECT No. 24024	DRAWN BY JDS

SHEET No. EX2	
REVISIONS	

PLAN BASED ON REVISION DRAWINGS PROVIDED BY ARCHITECT DONALD A. ENGBERT DATED 01/28/2000

Agency Use Only [If applicable]

Project: SP-24-11

Date: 5/28/2024

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Project:	SP-24-11
Date:	5/28/2024

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 <hr/> Name of Lead Agency	5/28/2024 <hr/> Date
Steven Kulick <hr/> Print or Type Name of Responsible Officer in Lead Agency	Chairperson <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Syracuse

Parcel History

01/01/1900 - 05/22/2024

Tax Map #: 003.-13-04.1

Owners: Angelo F Chiodo, Melissa Ann Chiodo

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
612 Wolf St	05/14/15	Completed Complaint	Sewer Back Up	Completed	2015-12983 sewer backup- angelo 4227777
612 Wolf St	12/23/15	Permit Application	Electric	Issued	22359 Disconnect/Reconnect (Transfer)
612 Wolf St	12/24/15	Inspection	Inspector Notification	In Progress	
612 Wolf St	01/28/16	Completed Permit	Electric	Completed - No	22359 Disconnect/Reconnect (Transfer) Completed #22359
612 Wolf St	01/28/16	Inspection	Progress Inspection	Pass	
612 Wolf St	08/03/16	Completed Complaint	Sewer Back Up	Completed	2016-22503 flush-ticket 7874
612 Wolf St	08/20/19	Completed Complaint	Sewer Back Up	Completed	2019-24118 bu..also req flush
612 Wolf St	02/26/24	Project	Variance (Use)	Withdrawn	V-24-02 Retroactively establish a non-conforming use (auto repair, heavy) Use Variance application withdrawn by the applicant on 3/28/2024.
612 Wolf St	04/29/24	Project	SP - Heavy Duty MVR	In Review	SP-24-11 Special Use Permit to establish a heavy automobile repair use.

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Angelo Chiodo
From: Zhitong Wu, Zoning Planner
Date: 5/24/2024 1:59:53 PM
Re: SP - Heavy Duty MVR SP-24-11
612 Wolf 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
Engineering - City Engineer	Pending	04/29/2024		
Zoning Planner	Conditionally Approved	05/20/2024	Zhitong Wu	Approved upon following conditions are met: - Buffers need to be installed on the site between the off-street parking area and the street boundary. - Buffers need to be installed along the south property boundary to buffer the heavy auto repair use from the residential use on the abutting property.
Planning Commission	Pending	04/29/2024		
Common Council	Pending	04/29/2024		
Eng. Design & Cons. - Zoning	Conditionally Approved	05/02/2024	Mirza Malkoc	No objection to the permit request. * Applicant shall consider replacing the sidewalk along the Wolf Street property to prevent trip and fall accidents. * This is just a reminder that no cars are allowed to be parked on the City's sidewalk. Applicant needs to make sure that all of their cars are parked in private property and not on the City's sidewalk.
DPW - Transportation Planner	Conditionally Approved	05/14/2024	Neil Milcarek-Burke	Updated plans required. No concerns with requested Special Use Permit, as long as necessary site deficiencies are addressed prior to issuance: - Driveway opening must conform to 24' max width. - Illegal Parking in ROW is to be removed permanently, portion of curb-cut south of the utility pole is to be raised to full-reveal 6" granite. Parking as shown in submittal is not acceptable, vehicles shall not overhang

the sidewalk and shall not reverse into the Wolf St travel lanes.

- Sidewalk is in hazardous condition and is to be replaced as part of work.
- Asphalt is not a permissible ground cover in the ROW. Areas of asphalt are to be shown on plans and removed and replaced with concrete or topsoil & grass.