

1601 LeMoyne Ave Cuse Car Care, LLC project roadmap

The applicant will introduce the project and present the Special Use Permit, Major Site Plan Review, and Resubdivision Application.

Then the Planning Commission will deliberate on the SEQR review for this Unlisted action.

Below is the order in which the Cuse Car Care, LLC. agenda items appear in the Agenda Packet. The proposed project is for Light Auto Repair, which is distinguished from Heavy Auto Repair by definition:

Rezone, Art 7, Sec 7.3D – Automobile Repair, Light

The utilization of a building or portion thereof for maintenance and servicing of vehicles, including repairs that do not require the removal of engines or transmissions or require body or framework. This term shall not include dismantling as regulated by the State of New York. Further, this term shall not include the outside storage of vehicle hulks and parts (see "junk yard"). This term shall be distinct from "automobile sales," which encompasses vehicle maintenance or repairs as a related accessory function.

R-24-26 – Resubdiviison **Page 198**

SP-24-09 – Special Use Permit **Page 200**

MaSPR-24-16 – Major Site Plan Review **Page 203**

SEQR Review

- SEAF Part 1 **Page 219**
- SEAF Part 2 **Page 230**
- SEAF Part 3 **Page 231**



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>R-24-26</i>	<i>Staff Report – July 8, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	1601 Lemoyne Avenue (Tax Map ID: 004.-05-03.0), 1611 Lemoyne Avenue To City Line, (Tax Map ID: 004.-05-02.0), 1585 Lemoyne Avenue (Tax Map ID: 004.-05-04.1)
<i>Summary of Proposed Action:</i>	<p>The Applicant proposes to merge three lots (1601 Lemoyne Ave, 1611 Lemoyne Ave, and 1585 Lemoyne Ave) into one new lot. The parcels are also across with municipal boundary in the Town of Salina.</p> <p>The applicant intends to build a two-story addition to the existing 1 story car repair shop upon the approval of resubdivision</p> <p>New lot 4A (only the portion in the City of Syracuse): 0.57 Acres/25,003 SF</p>
<i>Owner/Applicant</i>	Michael Pierce, Cuse Car Care LLC (Owner) Jared McCormick, Daniel Manning-Architect, PLLC (Applicant)
<i>Existing Zone District:</i>	Mixed-Use Transition, MX-3 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the, south is high Density Residential, R5 Zone District and the west is the Single Unit Residential, R1 Zone District, and the east of the property is the Low Density Residential, R2 Zone District.
<i>Companion Application(s)</i>	Special Use Permit & Major Site Plan Review, SP-24-09 & MaSPR-24-16: Establish a light auto repair shop
<i>Scope of Work:</i>	Eliminating the properties lines between three subject lots, and merge them to become one new lot.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The proposed lot complies with the Rezone lot design standard in MX-3 pursuant to Rezone, Art 2, Sec 2.9B - Two involved properties (1601 Lemoyne Ave, 1611 Lemoyne Ave) are across the municipal boundaries from the City of Syracuse and the Town of Salina. - According to Onodaga County Planning Agency’s confirmation, 9-1-1 street address for the new lot 4 A created from the combined parcels is 1601 Lemoyne Avenue
<i>Zoning Procedural History:</i>	<p>1601 Lemoyne Avenue:</p> <ul style="list-style-type: none"> - No Zoning history is available. <p>1611 Lemoyne Avenue:</p> <ul style="list-style-type: none"> - No Zoning history is available. <p>1585 Lemoyne Avenue:</p> <ul style="list-style-type: none"> - No Zoning history is available.
<i>Summary of Zoning History:</i>	No prior Zoning Approved projects are available for the three subject properties. According to the previous Zoning Office record, the existing heavy auto repair shop is a legal non-conforming use at 1601 Lemoyne Avenue.
<i>Code Enforcement History:</i>	No open violation.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.

R-24-26

Property Characteristics:	<p>The subject property is irregular in shape with 52.38 feet of frontage on 1611 Lemoyne Avenue and a lot depth of 75.23 feet.</p> <p>The subject property is irregular in shape with 104.76 feet of frontage on 1601 Lemoyne Avenue and a lot depth of 204.16 feet.</p> <p>The subject property is irregular in shape with 10 feet of frontage on 1585 Lemoyne Avenue and a lot depth of 219.67 feet.</p>
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no position

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Resubdivision Map: Resubdivision on Part of Lot 3,4 & 5 of the Dippold tract, Filed March 21, 2029, Map #2235, And A Portion of Wadsworth Street(Formerly) As Abandoned By City of Syracuse Common Council Ordinance, into New lot 4A. Known As No. 1585, No. 1601 & 1611 LeMoyne Avenue, Town of Salina and City of Syracuse, County of Onondaga, New York; Cuse Cars, LLC Subdivision Preliminary Plan. New York State Licensed Land Surveyor: Douglas R. Lear. Filed Date 3/22/2023;Map Date: 4/12/2023; Scale: 1''=20'

Attachments:

Resubdivision Application

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

OCPB Comments

IPS Comments from City Departments



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

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

<u>SP-24-09</u>	Staff Report – July 8, 2024
Application Type:	Special Use Permit
Project Address:	1601 Lemoyne Avenue (Tax Map ID: 004.-05-03.0), 1611 Lemoyne Avenue To City Line, (Tax Map ID: 004.-05-02.0), 1585 Lemoyne Avenue (Tax Map ID: 004.-05-04.1)
Summary of Proposed Action:	<p>The applicant(Cuse Car Care LLC) proposes to convert a heavy-duty auto repair shop to a light auto repair shop and build 2,920 SF addition on the existing building. The existing heavy auto repair is a legal non-conforming land use in 1601 LeMoyne Avenue as known as MX-3 Zone District. An Automobile Repair Light is a conforming use and only permitted by a Special Use Permit in MX-3.</p> <p>The applicant also intends to combine three existing lots (1601 Lemoyne Ave,1611 Lemoyne Ave, and 1585 Lemoyne Ave) to become one new lot (new 1601 Lemoyne Ave) for the proposed light auto repair shop redevelopment on site.</p>
Owner/Applicant	Michael Pierce, Cuse Car Care LLC (Owner) Jared McCormick, Daniel Manning-Architect, PLLC (Applicant)
Existing Zone District:	Mixed-Use Transition, MX-3 Zone District
Surrounding Zone Districts:	The neighboring properties to the, south is high Density Residential, R5 Zone District and the west is the Single Unit Residential, R1 Zone District, and the east of the property is the Low Density Residential, R2 Zone District.
Companion Application(s)	Reusbdivision, R-24-26: Combine three lots into one new lot Major Site Plan Review, MaSPR-24-16: Establish a light auto repair shop
Scope of Work:	<p>-The conversion includes creating an additional 2-story structure on the 1-story existing building.</p> <p>-Repair and related vehicle service are proposed on the first story with 9 service bays, 1 flat bay, and an alignment bay. The second story is for office use and break room.</p> <p>-The scope of site work involves 18 parking spaces on the left and right sides of the proposed building, which includes 1 ADA parking space.</p> <p>landscaping will be provided for the parking area.</p> <p>-The applicant will install 4 feet height chain link fence along with the parking space that abuts the adjacent Residential Zone District.</p> <p>- Two enclosed dumpsters will be situated behind the proposed building.</p> <p>- (10%) of the site area is reserved for snow storage.</p>
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - Based on the Zoning record, the existing building at 1601 Lemoyne Avenue has been operated as a Heavy auto repair shop for legal non-conforming use. Under the ReZone Syracuse, heavy auto repair shop is prohibited, but light auto repair is permitted by Special Use Permit. - Two involved properties (1601 Lemoyne Ave,1611 Lemoyne Ave) are across the municipal boundaries from the City of Syracuse and the Town of Salina. - In the MX-3 Zone district, all new building has to be two(2)-story. Since the existing building is a one-story construction as a legal nonconforming structure, it

SP-24-09

	<p>is legal to maintain it as it has been. Besides, the proposed addition to the existing building shall comply with two (2)- stories as the minimum requirement.</p> <p><u>Recommended Approval Condition:</u></p> <p>1: The proposed light auto repair shop use shall not involve the works related to engines, transmissions, bodies and framework. Otherwise, the use will be considered for heavy auto repair.</p> <p>2: The business operator shall not store vehicle hulks and parts anywhere outside the repair shop building. The outside space on site shall not be used as a junkyard.</p> <p>3: The use shall not include dismantling as regulated by the State of New York.</p> <p>4: Operation hours shall be restricted from 8 Am -5 Pm Monday to Friday.</p> <p>5: Off-street parking areas shall not be located between the front building façade and the adjacent street frontage including garages and garage doors.</p> <p>6: The east side of the building abutting the adjacent residential zone shall be installed with screening and buffer.</p> <p>7:The applicant is required to coordinate with the Onondaga County Department of Transportation regarding access plans and establish formal driveway access to LeMoyne Avenue in conformance with the commercial driveway standards</p> <p>8: The applicant and City must coordinate a multi-municipal review of the proposed project with the Town of Salina.</p>
<i>Zoning Procedural History:</i>	<p>1601 Lemoyne Avenue: - No Zoning history is available.</p> <p>1611 Lemoyne Avenue: - No Zoning history is available.</p> <p>1585 Lemoyne Avenue: - No Zoning history is available.</p>
<i>Summary of Zoning History:</i>	<p>No prior Zoning Approved projects are available for the three subject properties. According to the previous Zoning Office record, the existing heavy auto repair shop is a legal non-conforming use at 1601 Lemoyne Avenue.</p>
<i>Code Enforcement History:</i>	<p>No open violation.</p>
<i>Zoning Violations:</i>	<p>The proposed lot has no zoning violations.</p>
<i>Summary of Changes:</i>	<p>This is not a continued application.</p>
<i>Property Characteristics:</i>	<p>The subject property is irregular in shape with 52.38 feet of frontage on 1611 Lemoyne Avenue and a lot depth of 75.23 feet.</p> <p>The subject property is irregular in shape with 104.76 feet of frontage on 1601 Lemoyne Avenue and a lot depth of 204.16 feet.</p>

SP-24-09

	The subject property is irregular in shape with 10 feet of frontage on 1585 Lemoyne Avenue and a lot depth of 219.67 feet.
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	<p>Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with comments:</p> <p>The applicant and municipality are encouraged to improve the appearance of the site while improving stormwater conditions by adding landscaping and plantings along the road frontage and parcel boundaries, adding bioswales and planting islands, and/or utilizing permeable pavement on-site.</p>

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

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

Attachments:

Special Use Permit Application

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

OCPB Comments

IPS Comments from City Departments



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>MaSPR-24-16</i>	<i>Staff Report – July 8, 2024</i>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	1601 Lemoyne Avenue (Tax Map ID: 004.-05-03.0), 1611 Lemoyne Avenue To City Line, (Tax Map ID: 004.-05-02.0), 1585 Lemoyne Avenue (Tax Map ID: 004.-05-04.1)
<i>Summary of Proposed Action:</i>	<p>The applicant(Cuse Car Care LLC) proposes to convert a heavy-duty auto repair shop to a light auto repair shop and build 2,920 SF addition on the existing building. The existing heavy auto repair is a legal non-conforming land use in 1601 LeMoyne Avenue as known as MX-3 Zone District. An Automobile Repair Light is a conforming use and only permitted by a Special Use Permit in MX-3.</p> <p>The applicant also intends to combine three existing lots (1601 Lemoyne Ave,1611 Lemoyne Ave, and 1585 Lemoyne Ave) to become one new lot (new 1601 Lemoyne Ave) for the proposed light auto repair shop redevelopment on site.</p>
<i>Owner/Applicant</i>	Michael Pierce, Cuse Car Care LLC (Owner) Jared McCormick, Daniel Manning-Architect, PLLC (Applicant)
<i>Existing Zone District:</i>	Mixed-Use Transition, MX-3 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the, south is high Density Residential, R5 Zone District and the west is the Single Unit Residential, R1 Zone District, and the east of the property is the Low Density Residential, R2 Zone District.
<i>Companion Application(s)</i>	Reusbdivision, R-24-26: Combine three lots into one new lot Special Use Permit, SP-24-09: Establish a light auto repair shop
<i>Scope of Work:</i>	<p>-The conversion includes creating an additional 2-story structure on the 1-story existing building.</p> <p>-Repair and related vehicle service are proposed on the first story with 9 service bays, 1 flat bay, and an alignment bay. The second story is for office use and break room.</p> <p>-The scope of site work involves 18 parking spaces on the left and right sides of the proposed building, which includes 1 ADA parking space.</p> <p>landscaping will be provided for the parking area.</p> <p>-The applicant will install 4 feet height chain link fence along with the parking space that abuts the adjacent Residential Zone District.</p> <p>- Two enclosed dumpsters will be situated behind the proposed building.</p> <p>- (10%) of the site area is reserved for snow storage.</p>
<i>Staff Analysis:</i>	<p>Factors:</p> <ul style="list-style-type: none"> - Based on the Zoning record, the existing building at 1601 Lemoyne Avenue has been operated as a Heavy auto repair shop for legal non-conforming use. Under the ReZone Syracuse, heavy auto repair shop is prohibited, but light auto repair is permitted by Special Use Permit. - Two involved properties (1601 Lemoyne Ave,1611 Lemoyne Ave) are across the municipal boundaries from the City of Syracuse and the Town of Salina. - In the MX-3 Zone district, all new building has to be two(2)-story. Since the existing building is a one-story construction as a legal nonconforming structure, it

MaSPR-24-16

	<p>is legal to maintain it as it has been. Besides, the proposed addition to the existing building shall comply with two (2)- stories as the minimum requirement.</p> <p><u>Recommended Approval Condition:</u></p> <p>1: The proposed light auto repair shop use shall not involve the works related to engines, transmissions, bodies and framework. Otherwise, the use will be considered for heavy auto repair.</p> <p>2: The business operator shall not store vehicle hulks and parts anywhere outside the repair shop building. The outside space on site shall not be used as a junkyard.</p> <p>3: The use shall not include dismantling as regulated by the State of New York.</p> <p>4: Operation hours shall be restricted from 8 Am -5 Pm Monday to Friday.</p> <p>5: Off-street parking areas shall not be located between the front building façade and the adjacent street frontage including garages and garage doors.</p> <p>6: The east side of the building abutting the adjacent residential zone shall be installed with screening and buffer.</p> <p>7:The applicant is required to coordinate with the Onondaga County Department of Transportation regarding access plans and establish formal driveway access to LeMoyne Avenue in conformance with the commercial driveway standards</p> <p>8: The applicant and City must coordinate a multi-municipal review of the proposed project with the Town of Salina.</p>
<i>Zoning Procedural History:</i>	<p>1601 Lemoyne Avenue: - No Zoning history is available.</p> <p>1611 Lemoyne Avenue: - No Zoning history is available.</p> <p>1585 Lemoyne Avenue: - No Zoning history is available.</p>
<i>Summary of Zoning History:</i>	<p>No prior Zoning Approved projects are available for the three subject properties. According to the previous Zoning Office record, the existing heavy auto repair shop is a legal non-conforming use at 1601 Lemoyne Avenue.</p>
<i>Code Enforcement History:</i>	<p>No open violation.</p>
<i>Zoning Violations:</i>	<p>The proposed lot has no zoning violations.</p>
<i>Summary of Changes:</i>	<p>This is not a continued application.</p>
<i>Property Characteristics:</i>	<p>The subject property is irregular in shape with 52.38 feet of frontage on 1611 Lemoyne Avenue and a lot depth of 75.23 feet.</p> <p>The subject property is irregular in shape with 104.76 feet of frontage on 1601 Lemoyne Avenue and a lot depth of 204.16 feet.</p>

MaSPR-24-16

	The subject property is irregular in shape with 10 feet of frontage on 1585 Lemoyne Avenue and a lot depth of 219.67 feet.
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	<p>Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with comments:</p> <p>The applicant and municipality are encouraged to improve the appearance of the site while improving stormwater conditions by adding landscaping and plantings along the road frontage and parcel boundaries, adding bioswales and planting islands, and/or utilizing permeable pavement on-site.</p>

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

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

Attachments:

Major Site Plan Application

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

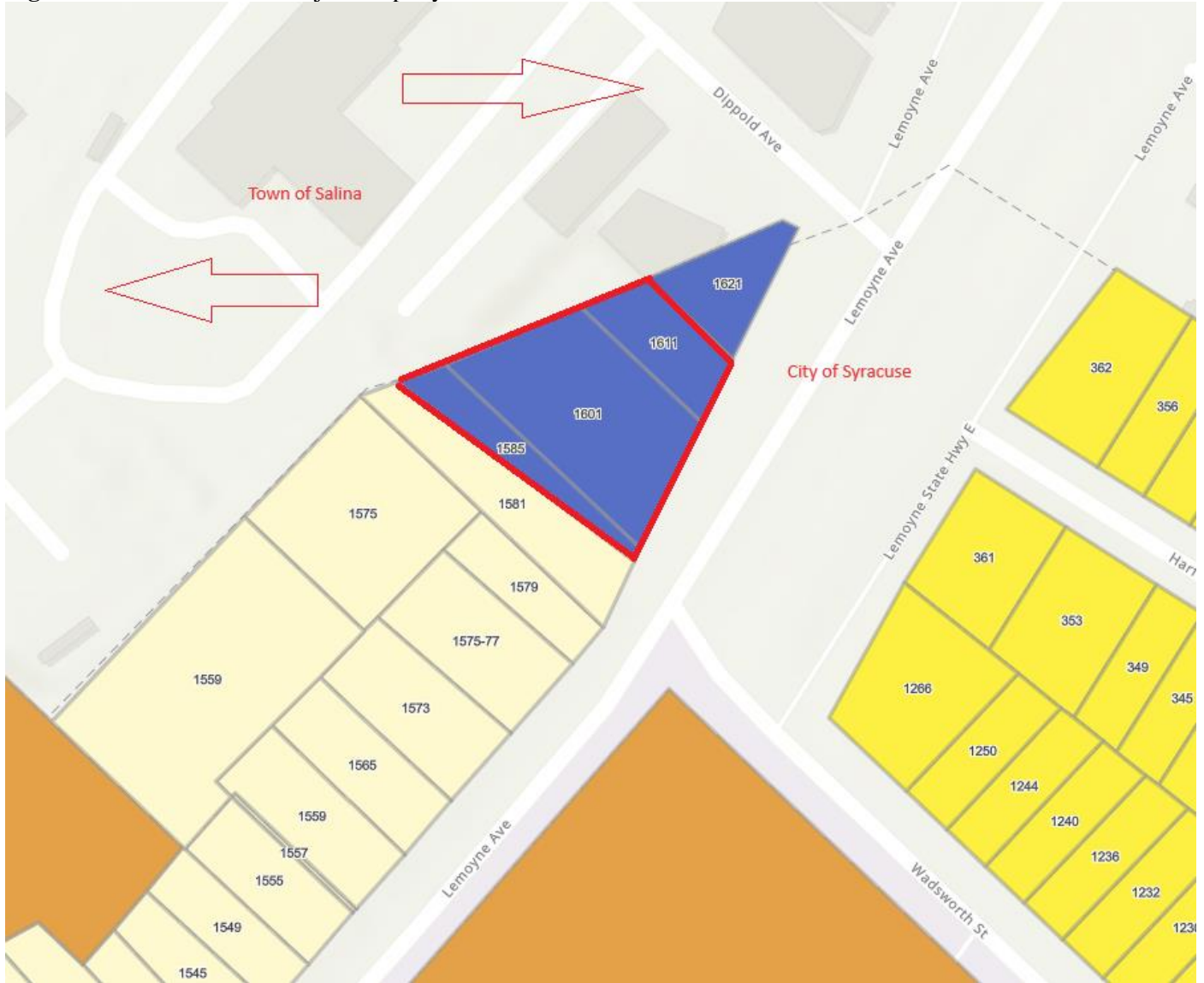
OCPB Comments

IPS Comments from City Departments

MaSPR-24-16

Context Maps:

Figure 1: Zone District of Subject Property

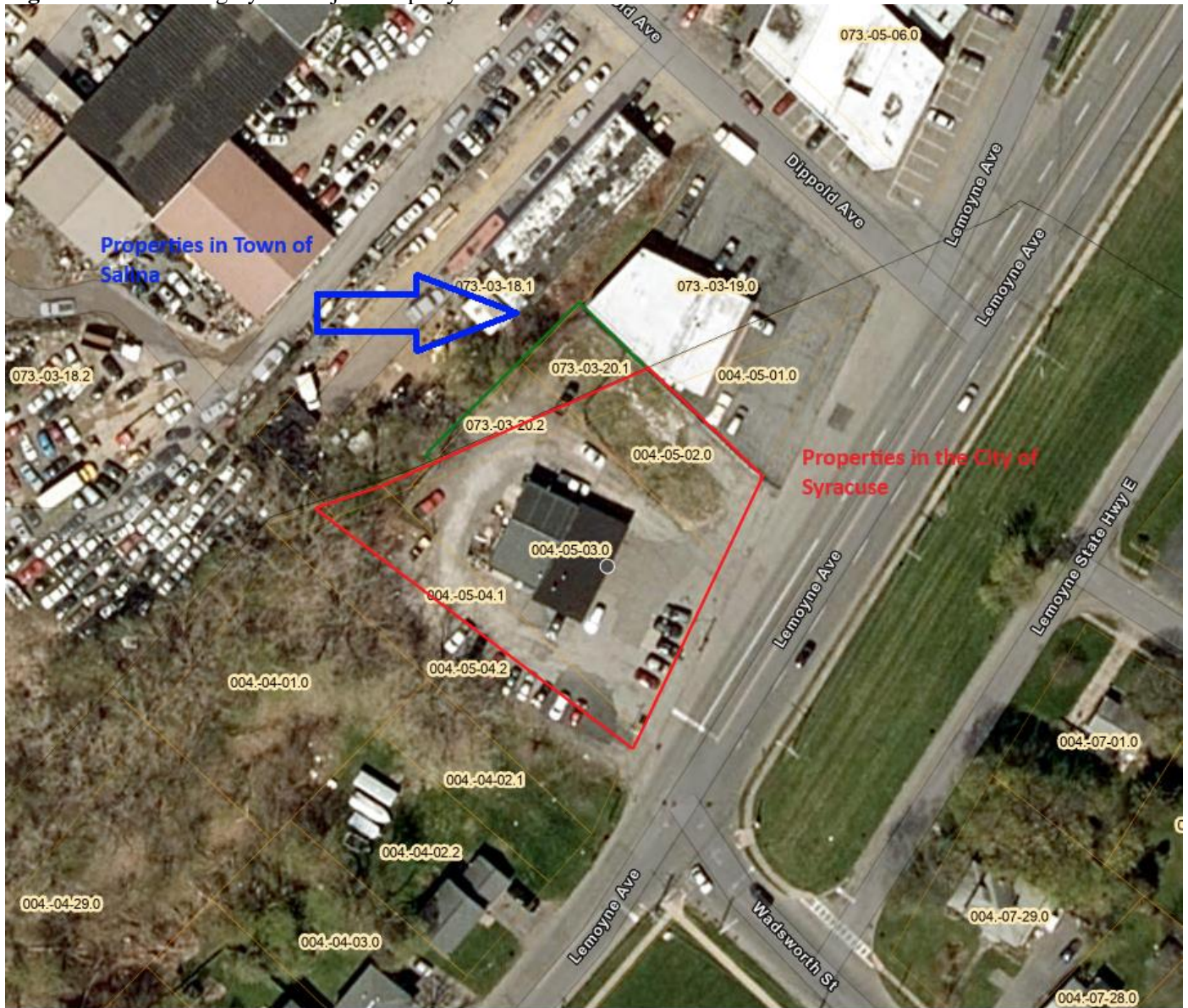


Description: Figure 1 shows the current Zone District of the subject property.

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

MaSPR-24-16

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of Cuse Car Care LLC on the subject property.
Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

Special Use Permit Application



For Office Use Only

Zoning District: _____
 Application Number: SP- _____ - _____
 Date: _____

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

Special Use Permit Application

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed or emailed submissions will not be processed. If you wish to discuss the application with a member of our staff, please call ahead for an appointment.

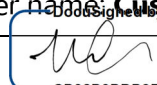
General Project Information

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

Owner/Owner's Agent Certification

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

Print owner name: **Cuse Cars, LLC - Michael Pierce**

Signature: 

Date: 1/24/2024

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

**For Office Use Only**

Zone District: _____
 Application Number: _____ - _____ - _____
 Date: _____

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

Site Plan Review Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

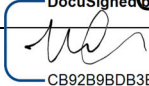
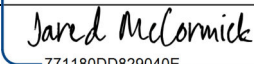
Business/project name: Addition to Cuse Car Care	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 1601 LeMoyne Avenue and Wadsworth South	
Tax Map ID#: 004.-05-02 , 004.-05-03, 004.-05-04.1	Lot size (sq. ft.): 25,003
Current use of property: Automobile Repair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



Site Plan Review Application

Office of Zoning Administration
 300 S State St, Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@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: Cuse Cars, LLC - Michael Pierce	
Signature:  <small>DocuSigned by: CB92B9BDB3EB437...</small>	Date: 4/9/2024
Mailing address: 500 Hiawatha Blvd, Syracuse NY 13208	
Print authorized agent's name: Jared McCormick	
Signature:  <small>DocuSigned by: 771180DD829040E</small>	Date: 4/9/2024
Mailing address: 225 Wilkinson St, Suite 104 Syracuse, NY 13204	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

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

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

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

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * zoning@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use Filing Date: Case: Zoning District:

REQUESTED (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:		3	25,003 SF
<input type="checkbox"/> Lot Alteration:			

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 1601 LeMoyne and Wadsworth	004.-05-02	Cuse Cars, LLC	5/11/2020
2) 1601 LeMoyne and Wadsworth	004.-05-03	Cuse Cars, LLC	5/11/2020
3) 1601 LeMoyne and Wadsworth	004.-05-04.1	Cuse Cars, LLC	5/11/2020
4)			

As listed in the Department of Assessment property tax records at <http://syrgov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) Special Use Permit 2) 3)

PROJECT CONSTRUCTION (Check all that apply and briefly describe, as applicable.)

- Demolition (full and partial):
- New Construction: 1-story addition to existing building to north and west
- Façade (Exterior) Alterations:
- Site Changes: Additional paving and parking areas

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Addition to: Cuse Car Care

Current Land Use(s): Automotive Repair - Heavy (Legal, Non-Conforming Use)

Proposed Land Use(s): Automotive Repair - Light

Number of Dwelling Units: 0

Days and Hours of Operation: Monday - Friday, 8am to 5pm

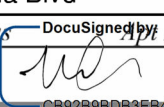
Number of Onsite Parking Spaces: 6

PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need, and justification.)

Construction of a 1-story, 2,200 SF building addition to the north and west sides of the existing automobile repair garage. Additional asphalt pavement for additional parking and access to the new service bays created by the addition.

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Mike	Pierce	Owner	Cuse Car, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
500 Hiawatha Blvd		Syracuse	NY		Phone: 315 374-7685
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> mike@cusecars.com
* <i>Signature:</i>			Date: 1/24/2024		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<i>Street Address</i>		<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>
<i>Apt / Suite / Other</i>		<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* <i>Signature:</i>		Date:			

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<i>Street Address</i>		<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>
<i>Apt / Suite / Other</i>		<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* <i>Signature:</i>		Date:			

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<i>Street Address</i>		<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>
<i>Apt / Suite / Other</i>		<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* <i>Signature:</i>		Date:			

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

Jared	McCormick	Project Manager	DM Architectural DPC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
225 Wilkinson St		Syracuse	NY	13204	Phone: 607 345-7050
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> jared@dmarch.pro

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<i>Street Address</i>		<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>
<i>Apt / Suite / Other</i>		<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<i>Street Address</i>		<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>
<i>Apt / Suite / Other</i>		<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<i>Street Address</i>		<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>
<i>Apt / Suite / Other</i>		<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

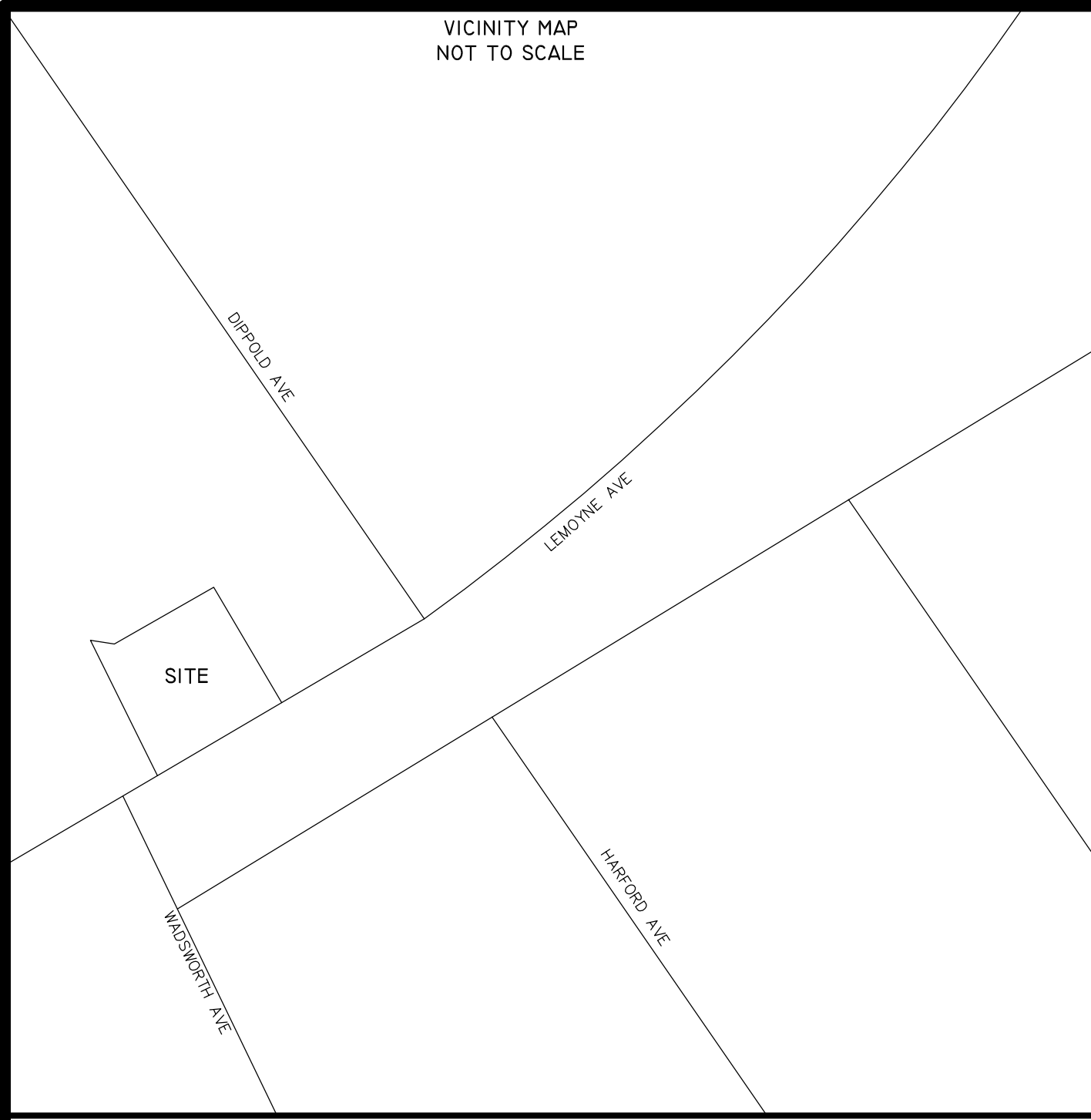
Resubdivision address for curse car SUP in 1601 Lemoyne Ave

1611 Lemoyne Ave To City Line, Tax: 004.-05-02.0

1601 Lemoyne Ave & Wadsworth S, Tax: 004.-05-03.0

1585 Lemoyne Ave Tax: 004.-05-04.1

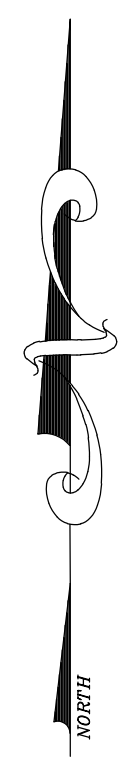
VICINITY MAP
NOT TO SCALE



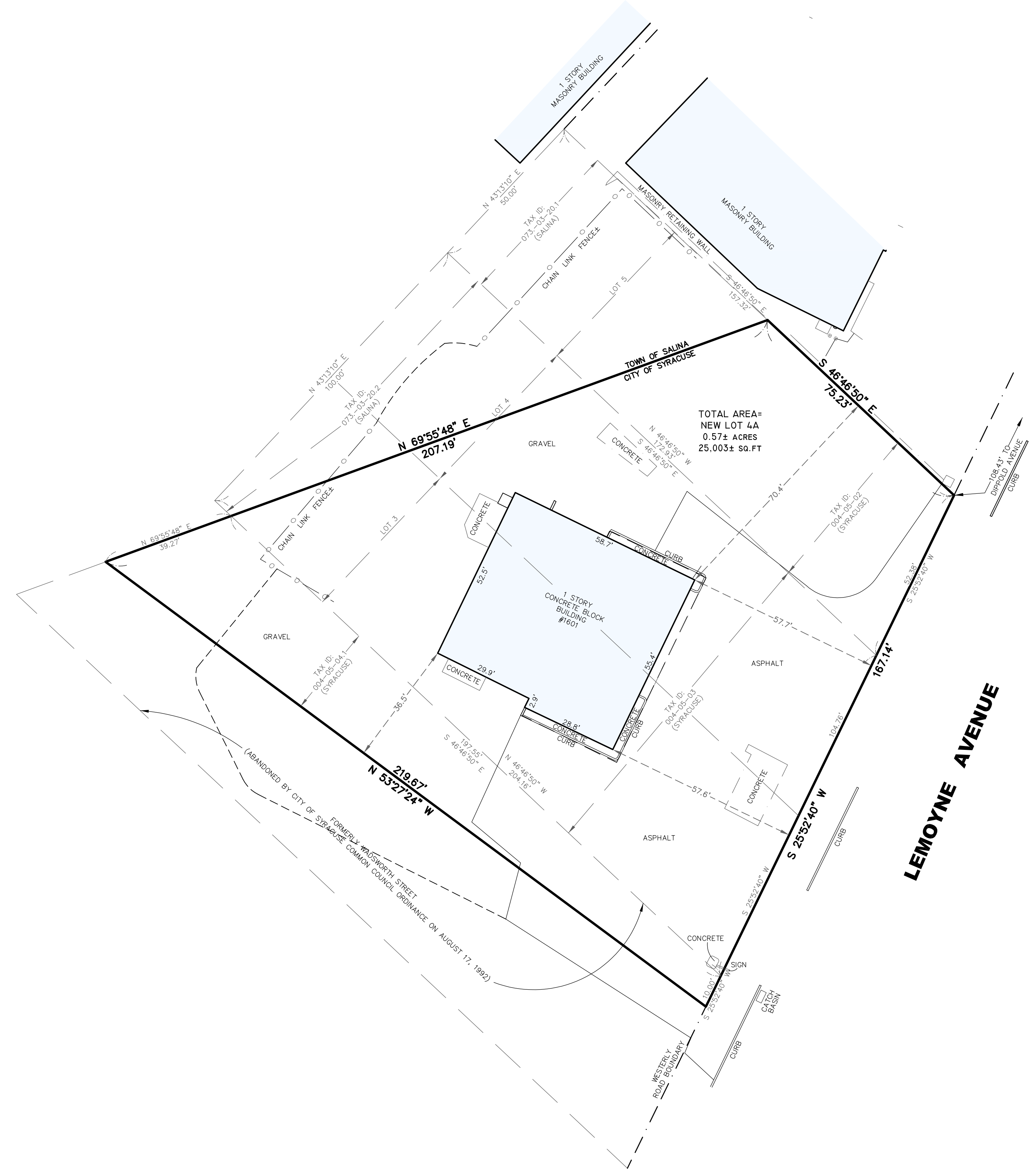
GRAPHIC SCALE



(IN FEET)
1 inch = 20' ft.



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



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

APPROVALS

Table with 2 columns for approvals, currently empty.

CUSE CARS, LLC
SUBDIVISION
PRELIMINARY PLAN

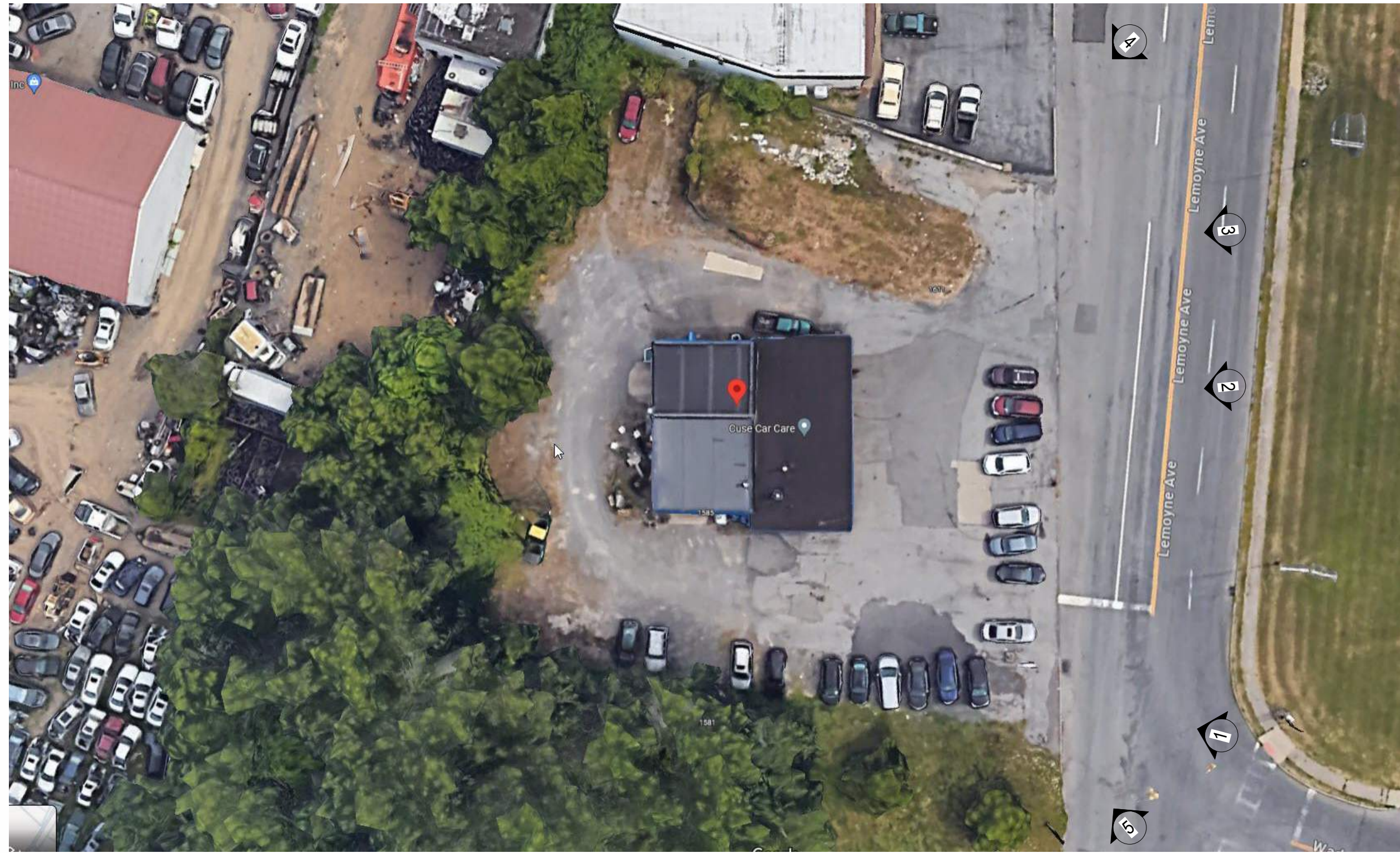
OWNER:
CUSE CARS, LLC.
INSTRUMENT, #2020-00017837
#500 HIAWATHA BOULEVARD
SYRACUSE, NEW YORK 13208

No.	DATE	DESCRIPTION	BY

LEHR
LAND SURVEYORS D.P.C.
2845
116 SALINA STREET - SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrlandsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.
DOUGLAS R. LEHR
NYSLS 49223

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



ZONING SUMMARY:

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

STANDARDS MX-3

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

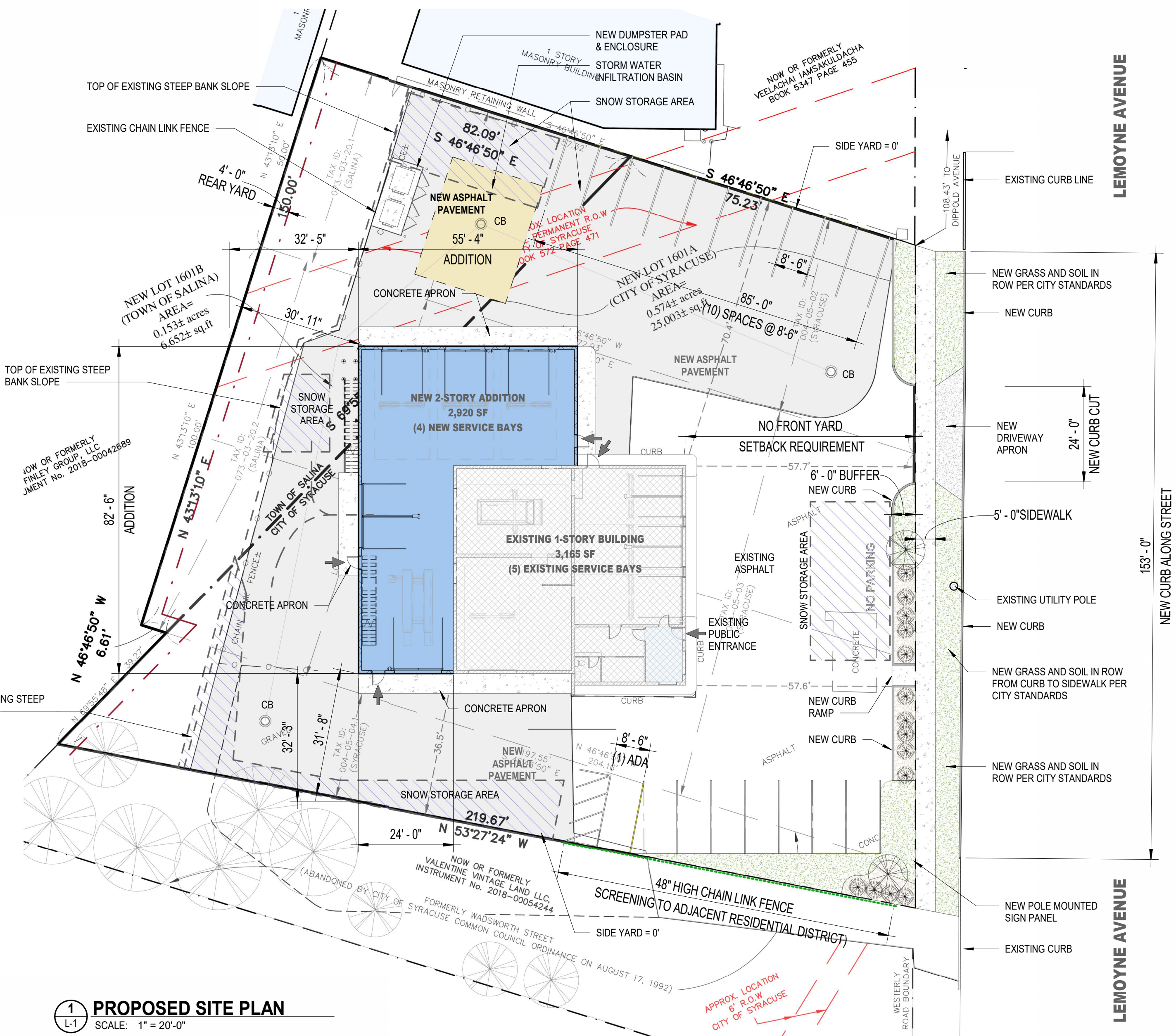
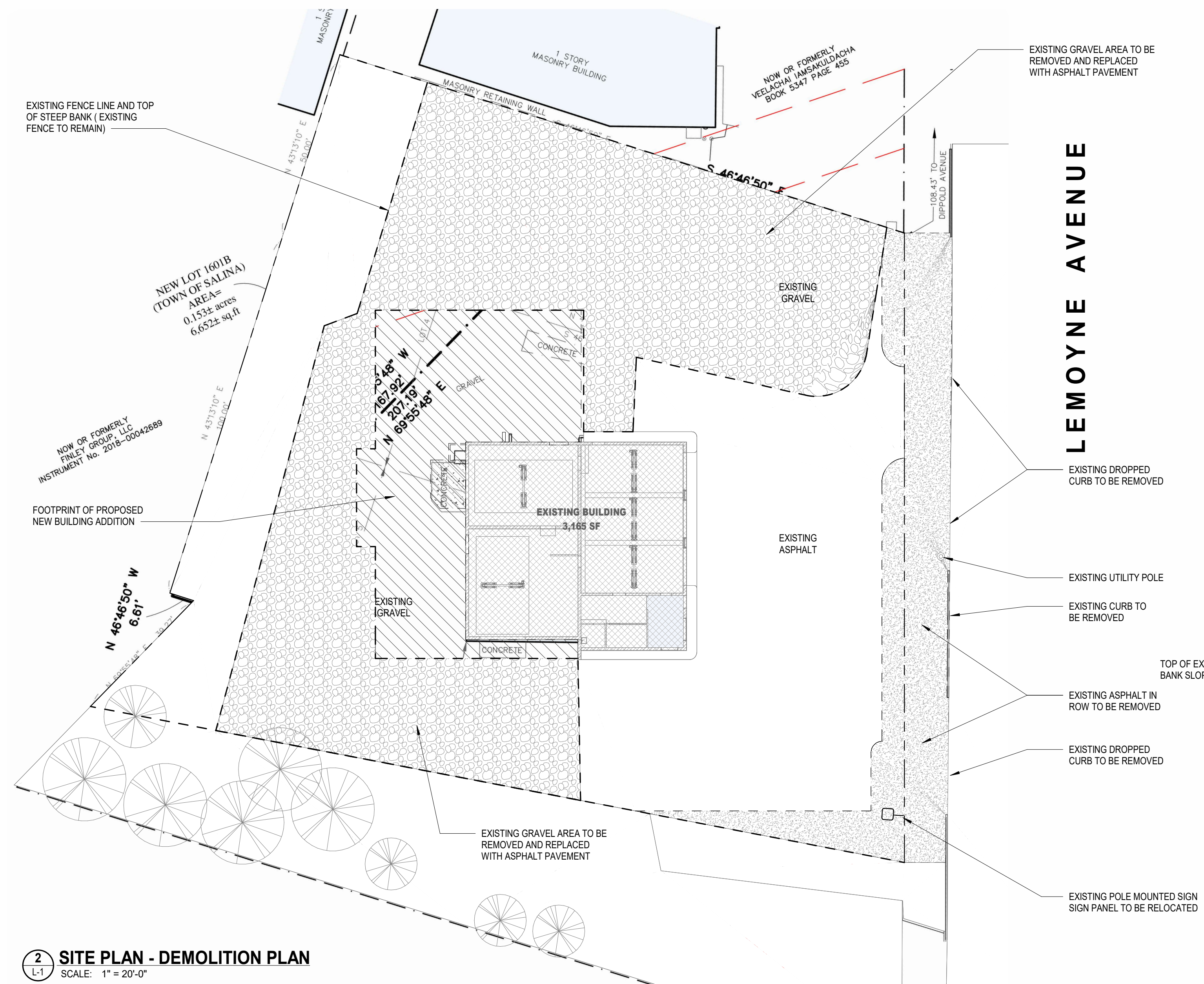
HEIGHT/STORIES
 NO MAXIMUM HEIGHT
 2-STORIES MINIMUM >>> NEW 2-STORY ADDITION - **COMPLIES**

LOT MINIMUM
 WIDTH: 40'

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

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

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



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

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



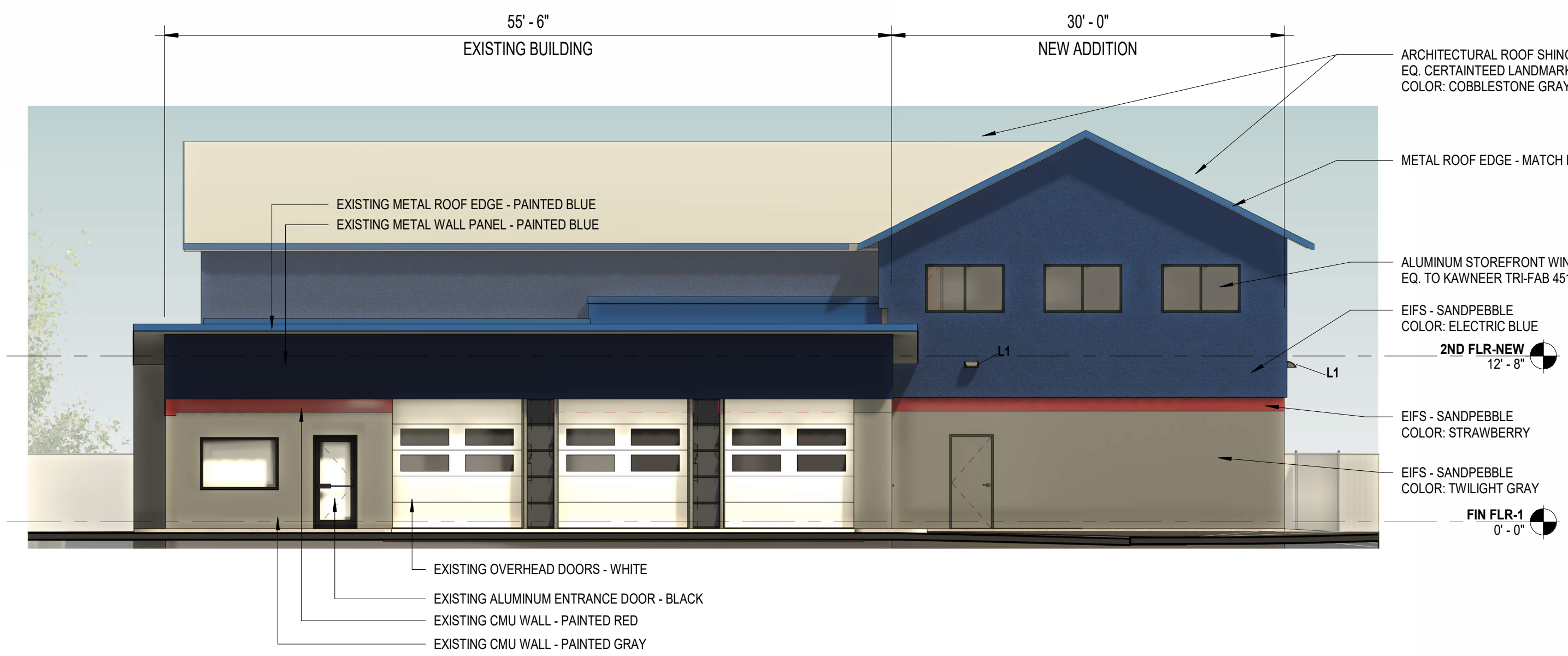
PROJECT NORTH

Revision	
No	Date

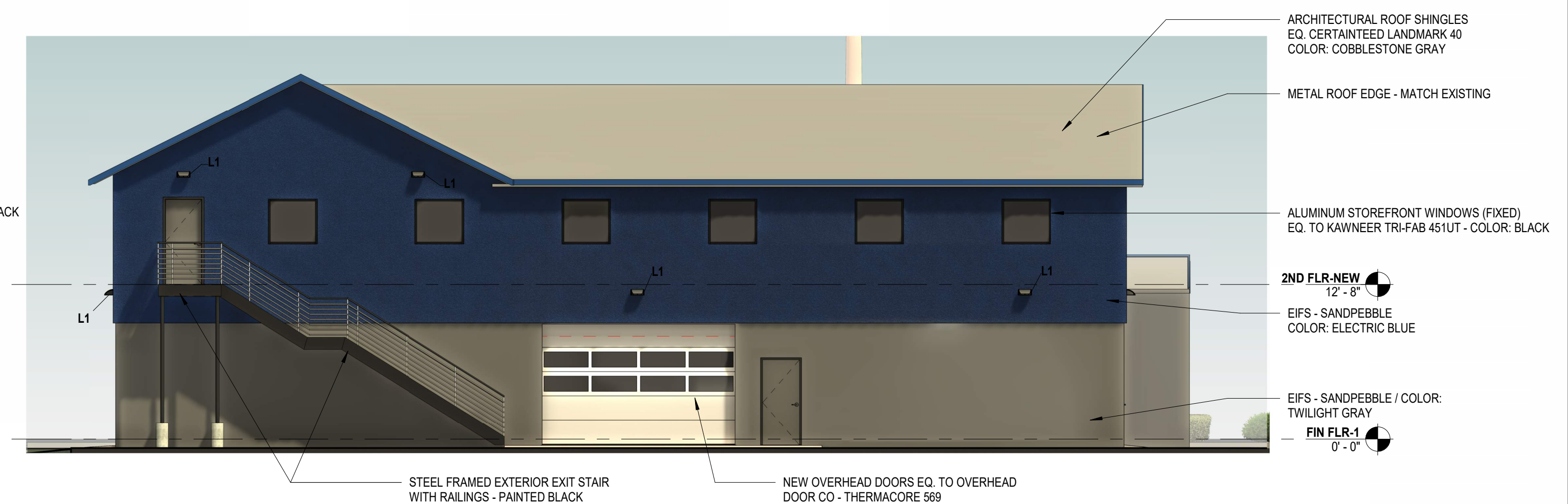
DATE: 6/24/24
 DRAWN BY: JRM
 SCALE: As indicated
 JOB No.: 23016

DRAWING DESCRIPTION
SITE PLANS

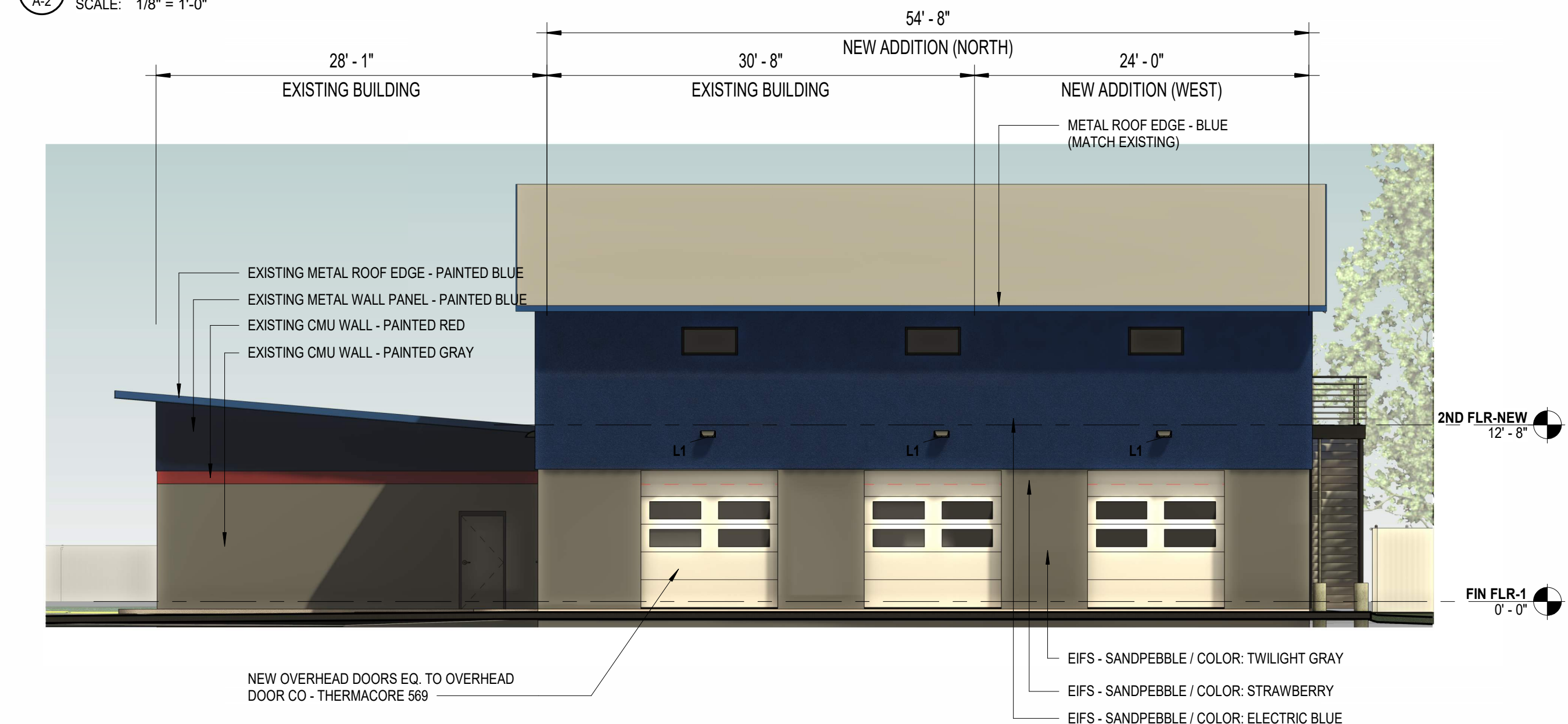
SHEET NUMBER
L-1



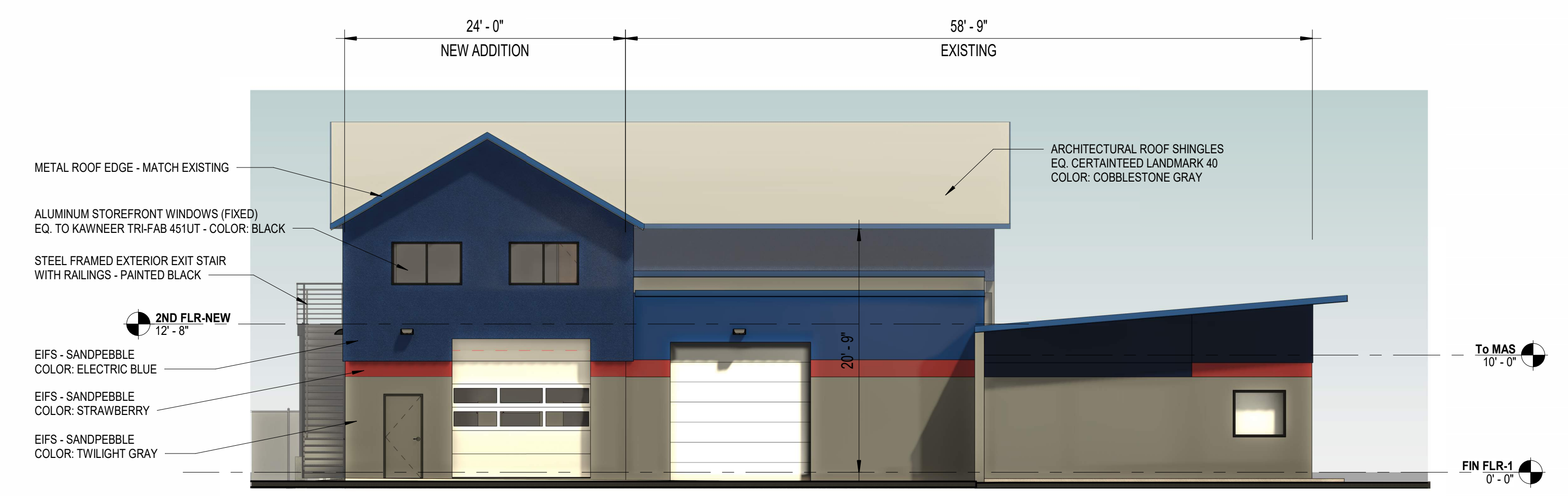
1 EXTERIOR ELEVATION - EAST (LEMOYNE AVE)
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



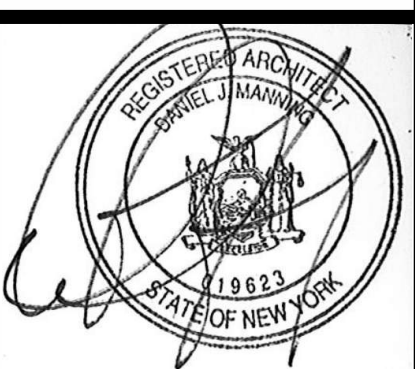
2 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

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

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



PROJECT NORTH

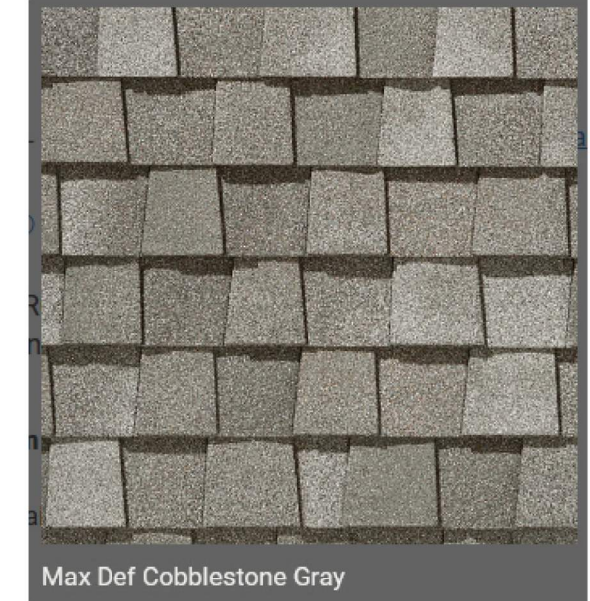
Revision	
No	Date

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

DRAWING DESCRIPTION
BUILDING ELEVATIONS
SHEET NUMBER
A-2



Landmark[®] PRO

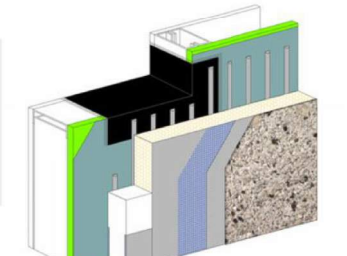


ROOFING

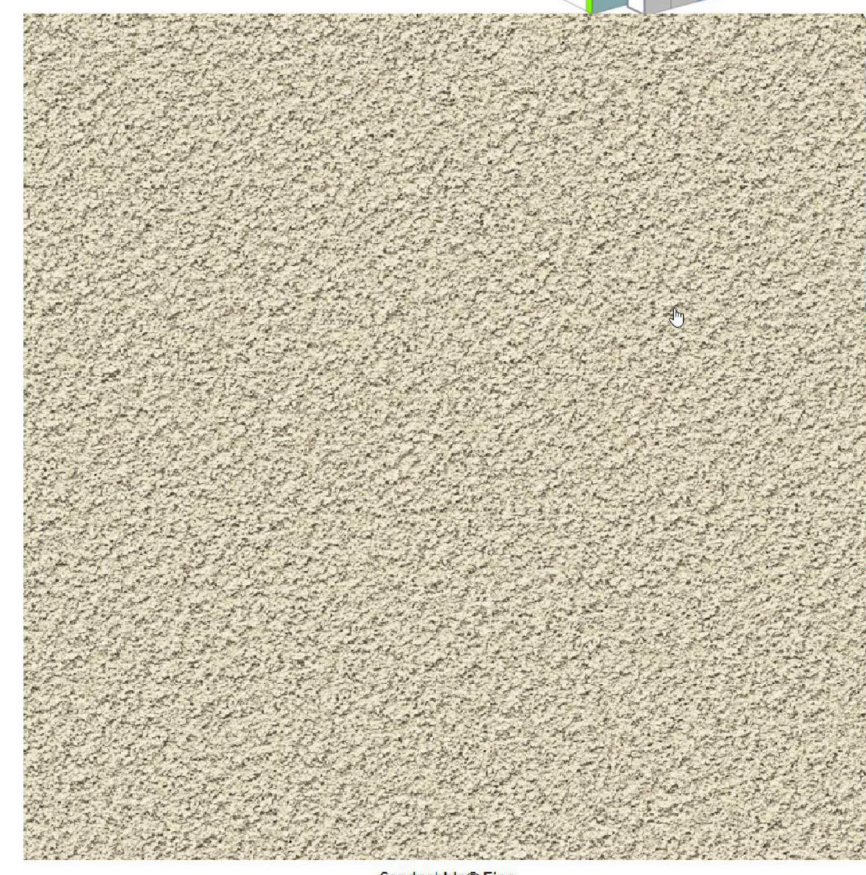
OUTSULATION[®] PLUS MD

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

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

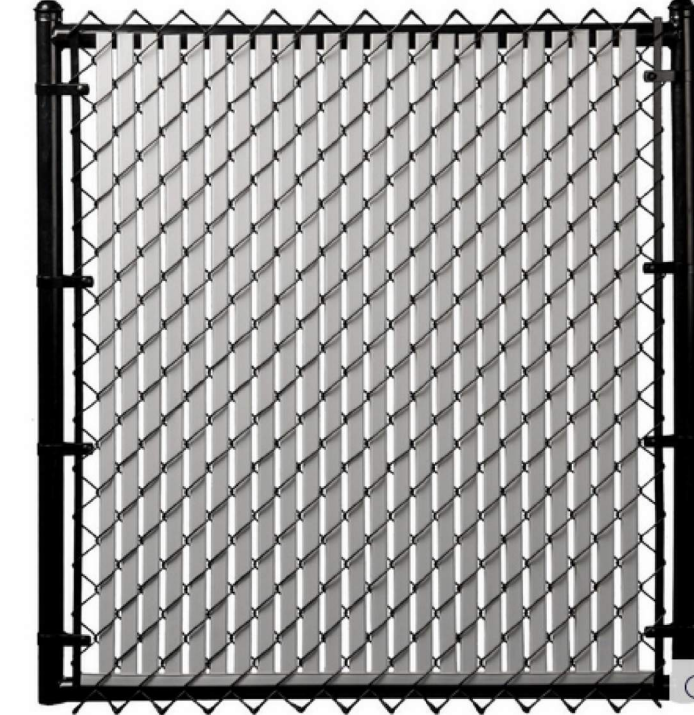


EXTERIOR WALL CLADDING



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

FENCING/SCREENING

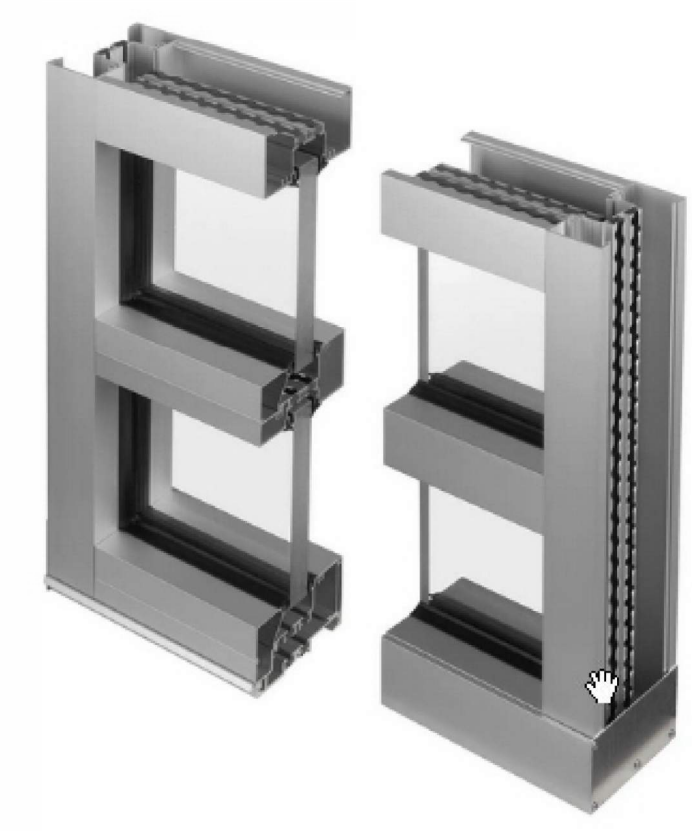


WINDOWS

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)
-----	-------	--------------	--



OVERHEAD DOORS



Thermagore Door System MODEL 596 INSULATED SECTIONAL DOORS

Color options

White Industrial Brown Gray Tan

Glazing options

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

EXTERIOR LIGHTS (L1)



Mirada Small Wall Sconce Silicone Outdoor LED¹ Wall Light



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



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

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



PROJECT NORTH

Revision	
No	Date

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

DRAWING DESCRIPTION
MATERIALS

SHEET NUMBER
A-3

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

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

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

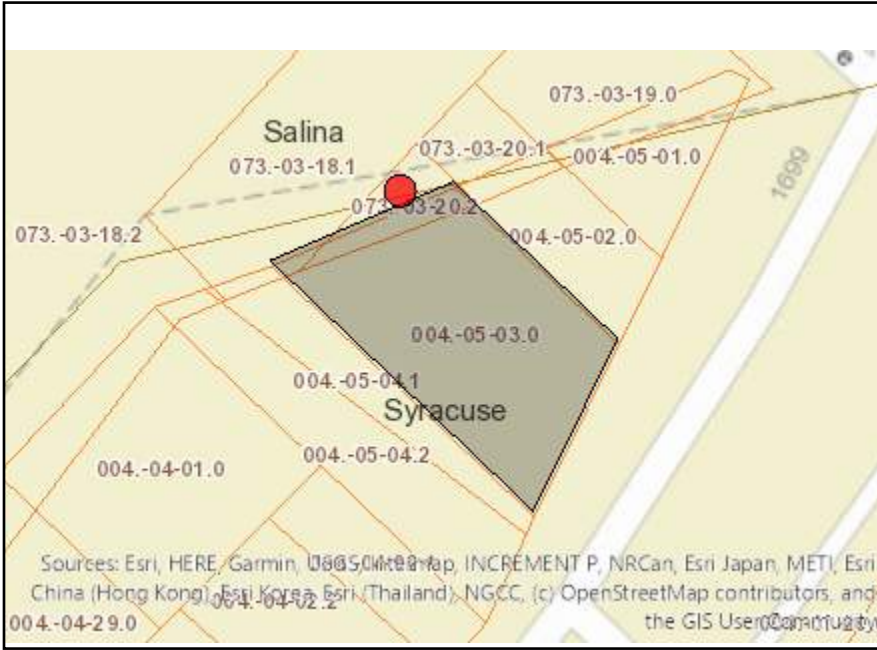
Part 1 – Project and Sponsor Information			
Name of Action or Project: Cuse Cars, LLC - Resubdivision and Addition to Service Station			
Project Location (describe, and attach a location map): 1601 LeMoyne Avenue and Wadsworth South Syracuse, NY 13208			
Brief Description of Proposed Action: Resubdivision of (5) existing lots and the construction of a 1-story, 2,200 square foot addition to the north and west side of the existing service station			
Name of Applicant or Sponsor: Michael Pierce		Telephone: (315) 374-7685 E-Mail: mike@cusecars.com	
Address: 500 Hiawatha Blvd			
City/PO: Syracuse		State: NY	Zip Code: 13208
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse, Town of Salina			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .724 acres b. Total acreage to be physically disturbed? _____ .126 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .724 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ No information is available for this site at the time of this application	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Michael Pierce</u> Date: <u>11/8/2023</u>		
Signature:  Title: <u>Owner</u>		

EAF Mapper Summary Report

Wednesday, November 8, 2023 5:22 PM



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



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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024
OCPB Case # S-24-15

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

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

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

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

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

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

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

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

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

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

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

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

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

Martin E. Voss, Chairman
Onondaga County Planning Board



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024
OCPB Case # Z-24-112

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

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

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

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

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

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

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

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

The Board offers the following comment:

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



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 08, 2024
OCPB Case # Z-24-113

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

and

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

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

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

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

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

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

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

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

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

The Board offers the following comment:

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

Agency Use Only [If applicable]

Project: R-24-26 & SP-24-09 & MaSPR-24-16

Date: 7/8/2024

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	R-24-26 & SP-24-09 & MaSPR-24-16
Date:	7/8/2024

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.	
Syracuse City Planning Commission	7/8/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Cuse Cars LLC

From: Haohui Pan, Zoning Planner

Date: 7/3/2024 11:32:54 AM

Re: Resubdivision R-24-26
1601 Lemoyne Ave & Wadsworth S, Syracuse, 13208

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

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

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

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

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

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

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

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

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

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

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

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

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

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