City of Syracuse Zoning Administration
Application for ☒ PROJECT SITE REVIEW ☐ SITE PLAN REVIEW-LAKEFRONT DISTRICT
City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: 11/1/18 **Case Number:** PR-18-37 **Zoning District:** I A

LIST ALL PROPERTY ADDRESSES AND TAX MAP NUMBERS INVOLVED IN YOUR PROJECT
As shown on the current City of Syracuse Tax Assessment Roll available at syrgov.net or 315-448-8280.

ADDRESS (STREET NUMBER & NAME)	TAX MAP NUMBER
1720 ERIE BLVD. EAST	031.-10-04.0
SYRACUSE, NY.	

PROJECT INFORMATION:

	Existing Use	Proposed Use
☐ New Construction		
☐ New Addition		
☒ Exterior Alteration	VEHICLE STORAGE	MERCANTILE
☐ Demolition		

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

PARTIAL CHANGE OF OCCUPANCY FROM VEHICLE STORAGE TO MERCANTILE AUDIO STORE (2400 SF). STIPPLE EXTERIOR CONC. BLOCK & PAINT. BLOCK UP EXIST'G WINDOW OPENINGS (NOTE #1 ON PLAN.) ADD NEW STOREFRONT & NEW WINDOWS (NOTE 2).

CURRENT PROPERTY OWNER
(As listed on the City of Syracuse Tax Assessment Roll.)

Name(s): FADY KASED
Mailing Address: 23666 GOLDEN MILE HWY. #413 PITTSBURG PA.
Zip: 15239 Telephone: 716 905 1826 E-mail: fkased@bonnepac.co

APPLICANT INFORMATION:
(If different from current property owner.)

☐ Contract Purchaser(s) ☐ Tenant ☒ Co-Applicant ☐ Other (please state):

Name(s): SEE BELOW

Mailing Address:

Zip: Telephone: E-mail:

REPRESENTATIVE INFORMATION:
(Only if involved in this application.)

☐ Attorney ☒ Architect ☐ Contractor ☐ Other

Name(s): DAVID J. TUCKER, ARCHITECT PLLC

Mailing Address: 19 SOUTH ST, MARCELLUS, NY

Zip: 13108 Telephone: 3154816630 E-mail: archtuck@aol.com

SIGNAGE INFORMATION:
Size and location of all **existing AND proposed** signage (use additional sheet if necessary)
A sign plan is required, see attachment. (Wall, Ground, Projecting, Window)

Size	15 SF	Location	1720 ERIE BLVD	Type	WALL
Size		Location		Type	
Size		Location		Type	

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.

CURRENT PROPERTY OWNER SIGNATURE
As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

10/4/2018

CURRENT PROPERTY OWNER SIGNATURE **DATE**

FADY KASED

Please legibly PRINT SIGNATURE NAME and TITLE

Instructions and Required Submittals

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

Applications together with the required submittals must be submitted in hard copy, either in person at the Central Permit Office, City Commons – Room 102, 201 East Washington St., Syracuse, NY 13202-1426, or by mail at Syracuse Office of Zoning Administration, City Commons, 201 East Washington St., Syracuse, NY 13202-1426. Faxed or emailed submissions will not be accepted.

Please submit **one copy of required forms** and **three (3) to scale, full size sets of plans, and one (1) reduced size/scale set of plans** no larger than 11x17 for copying purposes, unless otherwise noted below.

All required plans must include a **title block with author, date, scale, and property address**.

All required plans must be an **accurate graphic representation of all pertinent information** that can be correctly interpreted by any person without additional explanation.

- ☒ **APPLICATION** – filled out completely, dated, and **signed by property owner. Please reference the tax assessment property address and tax map number (not the mailing address).**
- ☒ **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) SEAF - Part One form** - filled out to the best of your ability, dated, and **signed by owner, applicant, or representative**.
- ☒ **PROPERTY SURVEY(S)** - of all properties involved in the project, **signed by a licensed surveyor.**
- ☒ **FLOOR PLANS** - for new construction and additions. Plans do not have to be drawn by a licensed architect, but must be drawn to scale and labeled with all dimensions.
- ☒ **SITE PLAN** - as follows:
  - a) Location of existing or proposed building
  - b) Location and dimensioned parking areas including type of parking surface, curb cuts and all driveways
  - c) Location and dimensioned areas of landscaping indicating type, height, and number of plantings
  - d) Location of dumpsters and/or trash receptacles indicating type of screening to be installed
  - e) Proposed overall site screening and landscaping
  - f) Location, type, and height of fencing
  - g) Location of lighting, including height of structures, and wattage of luminaries
  - h) Location of loading dock/areas
  - i) Location and dimensioned areas to be used by delivery vehicles
  - j) Location of all ground signage
- ☒ **EXTERIOR BUILDING ELEVATIONS** - all dimensions, materials, and colors must be clearly illustrated and noted. Schematic, Photoshop, or color renderings will NOT be accepted.
- ☐ **MATERIAL AND COLOR SPECIFICATIONS** - catalog cuts / product brochures for all materials and colors. Life size samples or real materials will NOT be accepted. **One copy.**
- ☒ **PHOTOGRAPHS (COLOR) - of existing structure or project site**, keyed to elevations and/or site plan/survey. **One copy.**
- ☒ **PHOTOGRAPHS (COLOR) - of existing streetscape** including properties adjacent to, and across the street from, the project site, labeled with addresses and keyed a site plan/survey. **One copy.**
- ☐ **EXTERIOR SIGNAGE DRAWINGS – for preliminary review purposes only, if applicable.** Drawings must illustrate the type of sign (ground, wall, or projecting) and include the exact dimensions of outer-most boundary of the sign content as well as the distance from the ground to the top of the sign. Wall and projecting signs must be shown on the front of the building (photographs of existing wall signage can be used). Ground signs must be shown on a full-size, to-scale property survey with the measurement from the property line (not the sidewalk) and to the sign. **One copy.**

617.20
Appendix B
Short Environmental Assessment Form

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:
1720 Erie Blvd. Syracuse, NY East Change of Occupancy

Project Location (describe, and attach a location map):
1720 Erie Blvd. East Syracuse, ny

Brief Description of Proposed Action:
Desiring to change the Occupancy from S-2 Storage to M Mercantile. Exterior openings near the south and west lot line are to be blocked up. The structure will receive a new store front entry in an existing opening will be installed along with new aluminum or vinyl windows. Building will be stuccoed and painted.

Name of Applicant or Sponsor:	Telephone: 315 481 0630
David J. Tucker, RA	E-Mail: arcituck@aol.com

Address:
19 South Street

City/PO:	State:	Zip Code:
Marcellus,	NY	13108

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? .18 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .18 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ 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?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐
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: _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☑	☐
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: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☑ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES		

Catch basin NW corner with trench drains along Erie Blvd.

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
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:		✓
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:	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: David J. Tucker, Date: October 1, 2018

Signature: David J. Tucker

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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.

The site was a vehicle storage facility since the early 80's. A special Use Permit was in place and has since been removed by the the Owner thru Syracuse Zoning. Nine spaces are shown (one Handicapped) for parking on the attached site plan.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

David J. Tucker, Architect, PLLC Name of Lead Agency	October 1, 2018 Date
David J. Tucker Print or Type Name of Responsible Officer in Lead Agency	Architect for the Owner Title of Responsible Officer
David J. Tucker Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

DAVID J. TUCKER, ARCHITECT, PLLC

19 South Street, Marcellus, New York 13108 (315) 481 0630
arcituck@aol.com

October 3, 2018

To: Mr. Jeff Harrop Planner II
City Hall Commons Room 500
201 East Washington St.
Syracuse, NY 13202

Re: Partial Change of Occupancy 1720 Erie Blvd. East, Syracuse NY.

Submission Package Transmittal

- Application for Project Review 3 pages
- Short Environmental Assessment Form 3 pages
- Property Survey 1 page
- Floor Plan 1 page
- Exterior Building Elevations with color samples.
- Photos of existing structure 2 pages
- Photos of existing streetscape
- Exterior Signage. N/A under future submission.

Respectfully,

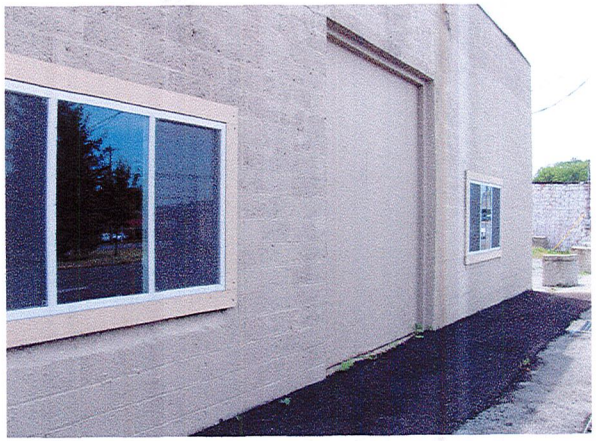
David J. Tucker, RA

Existing Bldg.

Partial east elevation

Partial north and east elevation

Partial east elevation



North elevation facing Erie Blvd.

Existing Bldg.

West elevation

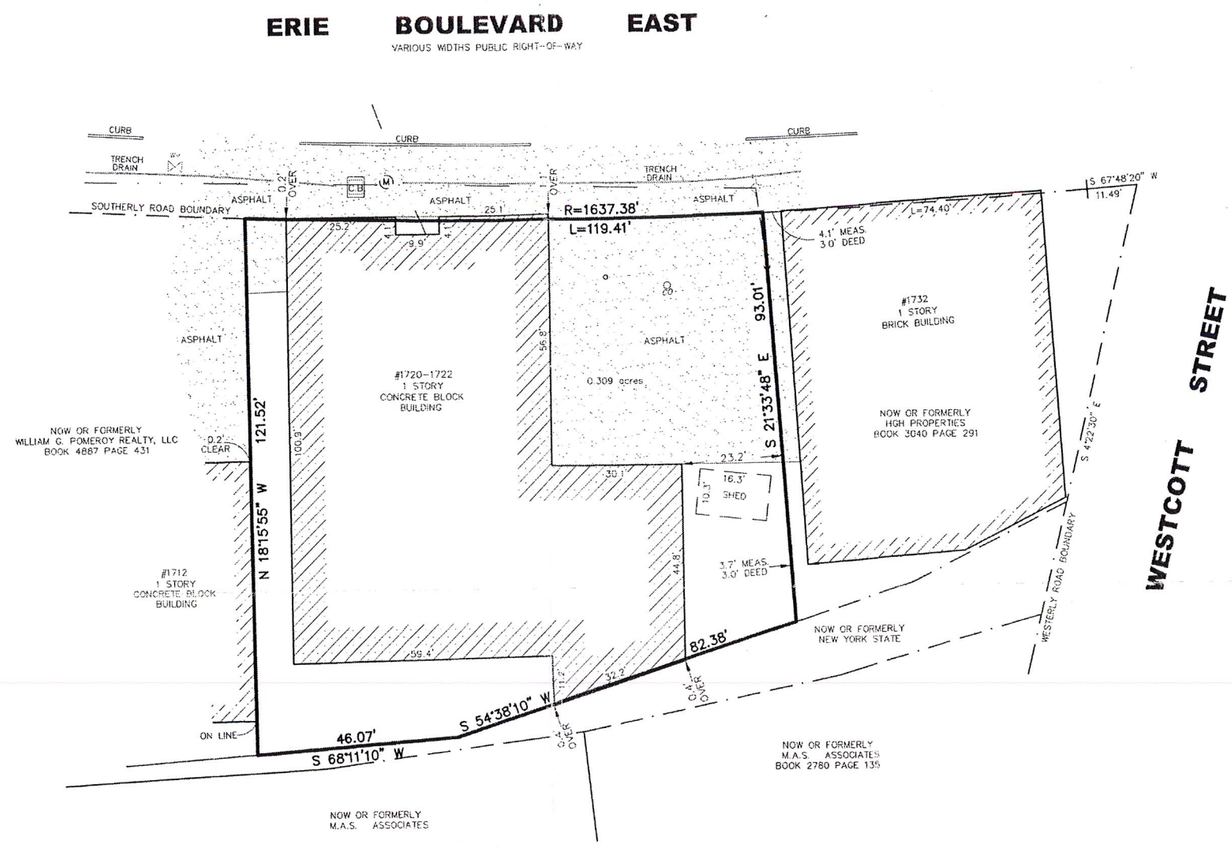
South elevation

view east
Write a description for your map.
Legend
Childrens Eyecare
Delo Welding & Industrial Supply
Madine Halal Meat & Grocery
National Aquatic Service
Google Earth

view north
Write a description for your map.
Legend
Childrens Eyecare
Delo Welding & Industrial Supply
Madine Halal Meat & Grocery
National Aquatic Service
Google Earth

view west
Write a description for your map.
Legend
Childrens Eyecare
Delo Welding & Industrial Supply
Madine Halal Meat & Grocery
National Aquatic Service
Google Earth

Untitled Map
1720 Erie Blvd E. Syracuse, NY
Legend
Arnold J Hodes & Co PLLC: Hodes Arnold J CPA
Feature 1
Feature 2
Feature 3
Feature 4
H K Take Out Foods
National Aquatic Service
Oriental House
Park
Patrician's Snowflake Bakery
Sunoco A Plus
E Fayette St
Google Earth



LEGEND:

- CLEAN OUT
- C.B. – CATCH BASIN
- WATER VALVE
- MANHOLE
- METAL COVER

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.	DATE	DESCRIPTION	BY

LEHR
LAND SURVEYORS
900217
116 SALINA STREET– SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
lehrsurveyors@aol.com

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

LICENSED LAND SURVEYOR

DOUGLAS R. LEHR NYSLS 49223

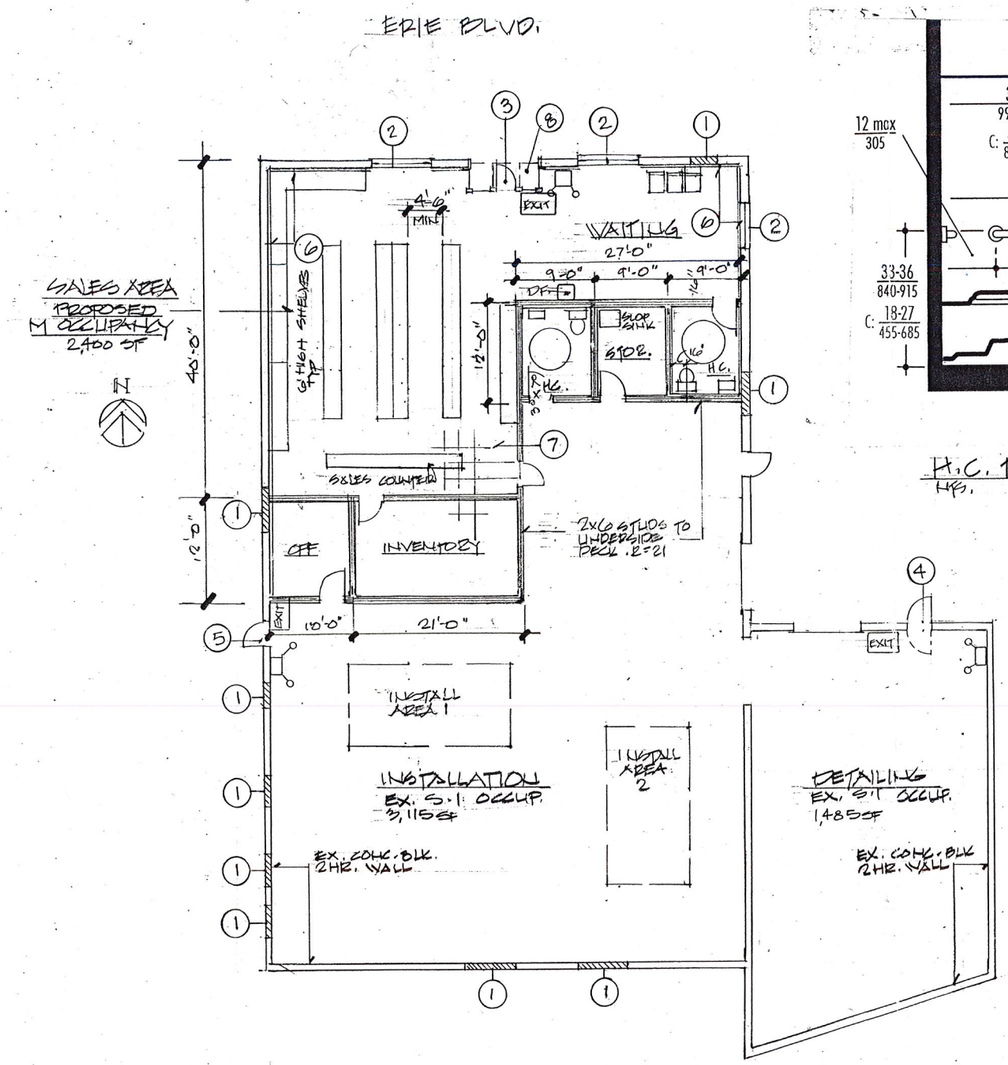
LOCATION SURVEY ON A PART OF BLOCK #218, ALSO BEING A PORTION OF THE FORMER ERIE CANAL LANDS, CITY OF SYRACUSE

KNOWN AS No.1720–1722 ERIE BOULEVARD EAST, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK 13210

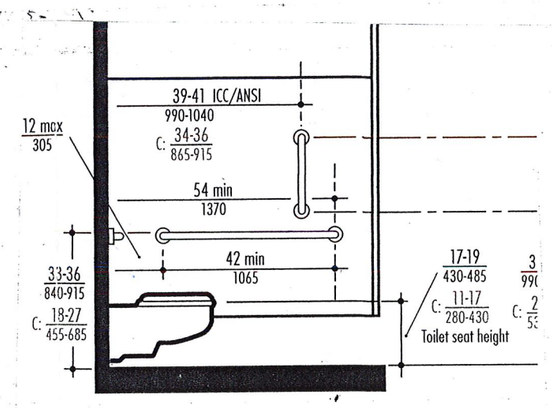
DATE: 27 JAN 2016 | SCALE: 1"=20' | DRAWN BY: WJH

REVISIONS:

DRAWING No. 15-L-39 *C*



PLAN
3/32" = 1'-0"



H.C. TOILET ELEV.
NTS.

LEGEND:

1. BLOCK UP EX. MAS. OPENING W/8" CONC. BLK.
2. NEW WINDOW IN EX. OPENING, ALUM. FRAME, DARK ANODIZED
3. NEW ALUM. STOREFRONT DARK ANODIZED EQUAL TO KAWNEER 500 SERIES.
4. REVERSE DOOR SWING
5. NEW B LABEL DOOR FR. & HARDWARE, DOOR, 3'-0" x 7'-0"
6. FUR WALLS W/ 2x6 STUDS @ 24" OC. INSULATE TO R=21
7. DROP CLGS IN ALL FINISHED SPACES HT. = 9'-0" REQ'D ABOVE
8. PROVIDE & INSTALL KAWNEER 500 SERIES TEMP. PLATE GLASS CEILING, RESIST 115 MPH WIND LOAD ENTIRE SYSTEM.

GENERAL NOTES:

A. PROVIDE 27" CLEARANCE UNDER SINKS
B. LEVEL EX. CONC. FLOOR
C. PROVIDE FANS IN TOILET RM.
D. PAINT E. & W. EXTERIOR ELEVATIONS COLORS TO BE DETERMINED
E. CO² DETECTORS ABOVE ALL HEAT PRODUCING EQUIP.

LEGEND

- NEW WALLS
- EXISTG. WALLS
- EXIT SIGN. (ILLUMINATED)
- EMERGENCY LIGHTING

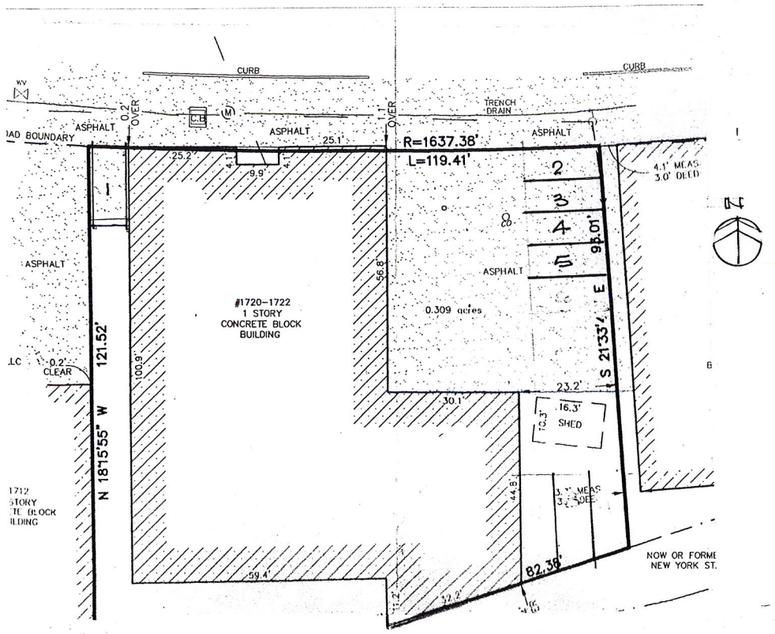
REGISTERED ARCHITECT
DAVID J. TUCKER
NO. 015069
STATE OF NEW YORK

DAVID J. TUCKER ARCHITECT
17 North St. Marcellus, NY 13108 Arcituck@aol.com

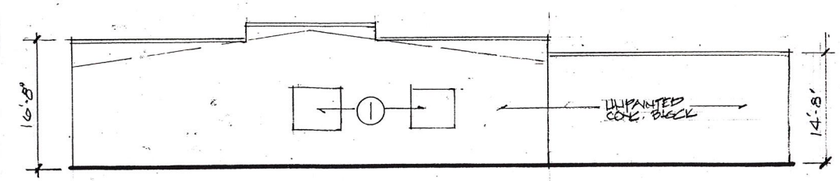
PARCIAL CHANGE OCCUPANY
1720 ERIE BLVD. EAST
SYR. NY

PLAN No.: 2118 DATE: 7/23/18 REV. 8/13/18 REV 8/22/18

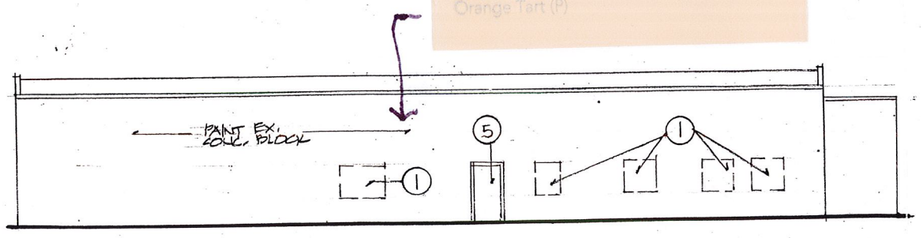
1 OF 2



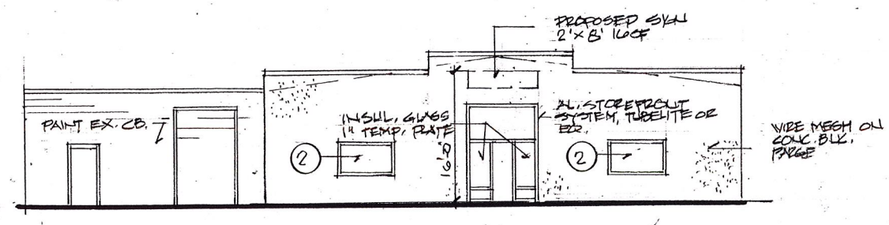
PARKING PLAN
1" = 20'



SOUTH ELEV.
3/16" = 1'-0"



WEST ELEV.
3/16" = 1'-0"



NORTH ELEV.
3/16" = 1'-0"

EAST ELEV.
3/16" = 1'-0"

CODE REVIEW

- Zoned Industrial Class A. Existing Occupancy is S-1 Vehicle Storage by *Special Use Permit*.
- Partial Change of Occupancy to Mercantile. 2,400 sf. Remaining S-1 Mod.. Hazard to remain. (4,600sf)
- BC: 602.3 Type III B Construction
- BC: Table 508.4: No Separation Required.
- EBC: 1012.1.1.1: Change of Occupancy with Out Separation refers to BC Chapter 9. See below.
- EBC: Table 1012.4: Means of Egress Hazard S-1 4, M Hazard 3
- EBC: Table 1012.5: Ht. And Area Hazard: Equal.
- EBC: 1012.6.2: Exterior Walls Accepted. Equal or lessor Hazard.
- EBC: 1012.2.2: Fire Alarm and Detection System required in Both Occupancies.
- BC: 903.2.7: Sprinklers not Required Notes 1-4. do not apply (M Occupancy)
- BC: 903.2.9: Sprinklers not Required Notes 1-5 do not apply (S-1 Occupancy)
- Syracuse Zoning: 1 space for every 300sf of Mercantile space = 6 spaces. 9 provided.
- BC: 1017.2 Exit Access (NS) 200' for M and S-1 Occupancies.

DAVID J. TUCKER ARCHITECT
17 North St. Marcellus, NY 13108 Arcituck@aol.com

PARCIAL CHANGE OCCUPANCY
1720 ERIE BLVD EAST
SYR. NY

PLAN No.: 2118 DATE: 7/23/18 REV 8/13/18

2 OF 2

D022
Orange Tart (P)

D027
Leather (N)