

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: 10/16/18 Case Number: PR-18.32 Zoning District: IA

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 syr.gov.net or 315-448-8280.

ADDRESS (STREET NUMBER & NAME)	TAX MAP NUMBER
<u>959 Emerson Ave (1202 Willis Ave)</u>	<u>113-4-9.0</u>
<u>1200 Emerson Ave Willis Avenue</u>	<u>113-4-18.0</u>

PROJECT INFORMATION:	Existing Use	Proposed Use
<input type="checkbox"/> New Construction		
<input type="checkbox"/> New Addition		
<input checked="" type="checkbox"/> Exterior Alteration	<u>Vacant</u>	<u>Grocery Store</u>
<input type="checkbox"/> Demolition		

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

Renovation of the existing building to be opened as a community grocery store. This includes painting of the exterior of the building, placement of a new sign on the building, interior renovations, adding additional parking spaces.

Currently pursuing a re-subdivision of the property

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

Name(s): Barma Marhabach, John W.

Mailing Address: 217 E. Genesee Pkwy, Syracuse, N.Y. 13214

Zip: 13214 Telephone: (315) 247-4772 E-mail: No Email

APPLICANT INFORMATION:

(If different from current property owner.)

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

Name(s): _____

Mailing Address: _____

Zip: _____ Telephone: _____ E-mail: _____

REPRESENTATIVE INFORMATION:

(Only if involved in this application.)

Attorney ^{Engineer} Architect Contractor Other _____

Name(s): Joseph A. Mastroianni, P.E.

Mailing Address: P.O. Box 2572, Liverpool, N.Y.

Zip: 13089 Telephone: (315) 278-0261 E-mail: mastroiannieng@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 2' x 10' Location Front of Bldg (South Side) 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.

Basma Masharbash

10/01/18

CURRENT PROPERTY OWNER SIGNATURE

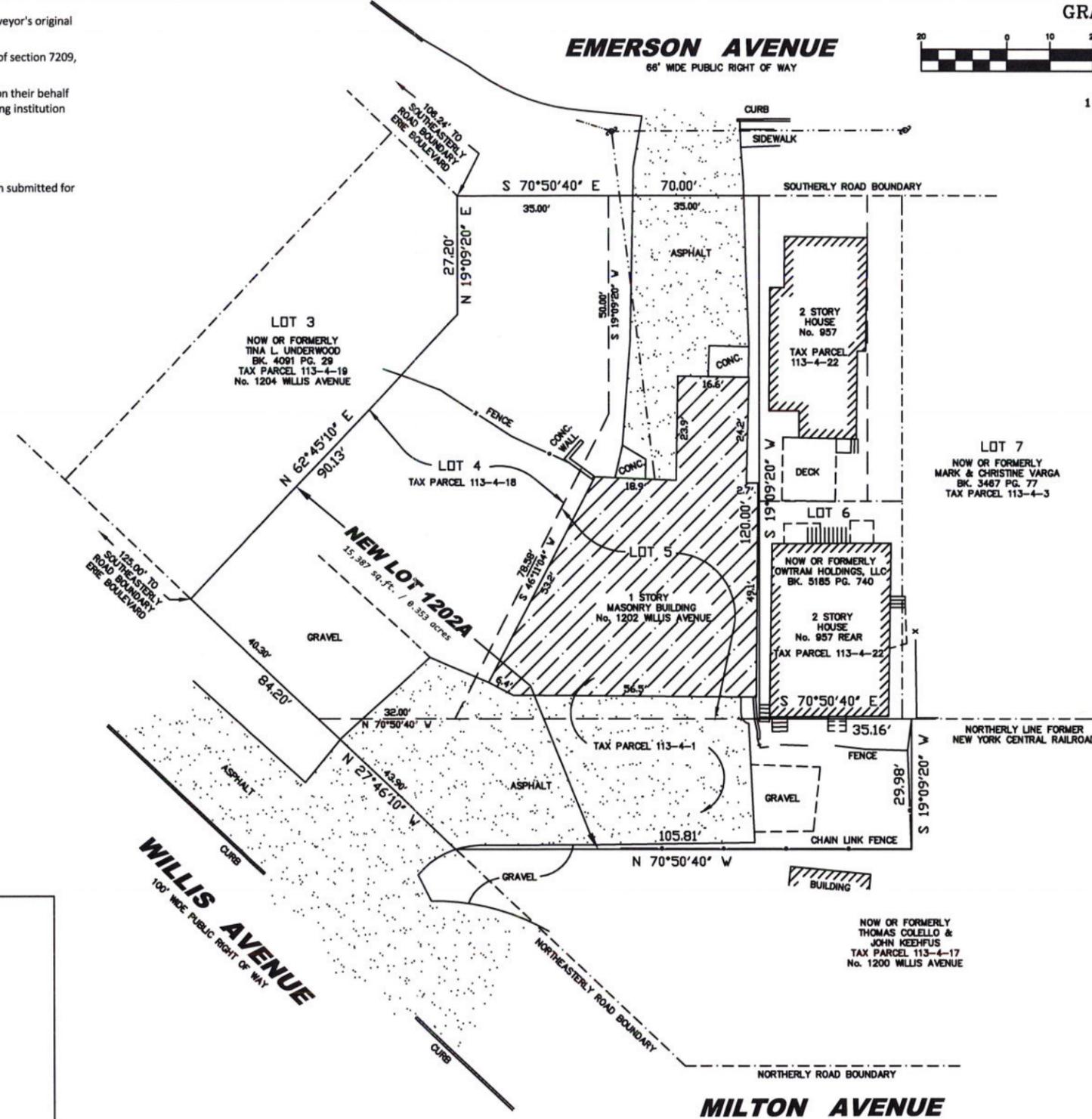
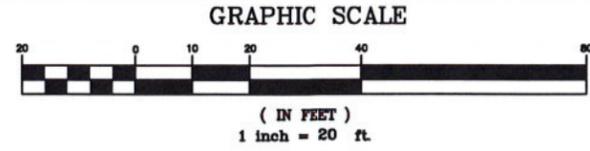
DATE

Basma Masharbash

Please legibly PRINT SIGNATURE NAME and TITLE

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.
 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.

EMERSON AVENUE
66' WIDE PUBLIC RIGHT OF WAY



APPROVALS

PRELIMINARY PLAN
MUSHARBASH SUBDIVISION

No.	DATE	DESCRIPTION	BY
1	8/27/2018	CLIENT COMMENTS	TWW

LEHR
LAND SURVEYORS

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.

Douglas R. Lehr
DOUGLAS R. LEHR NYSLS 49223

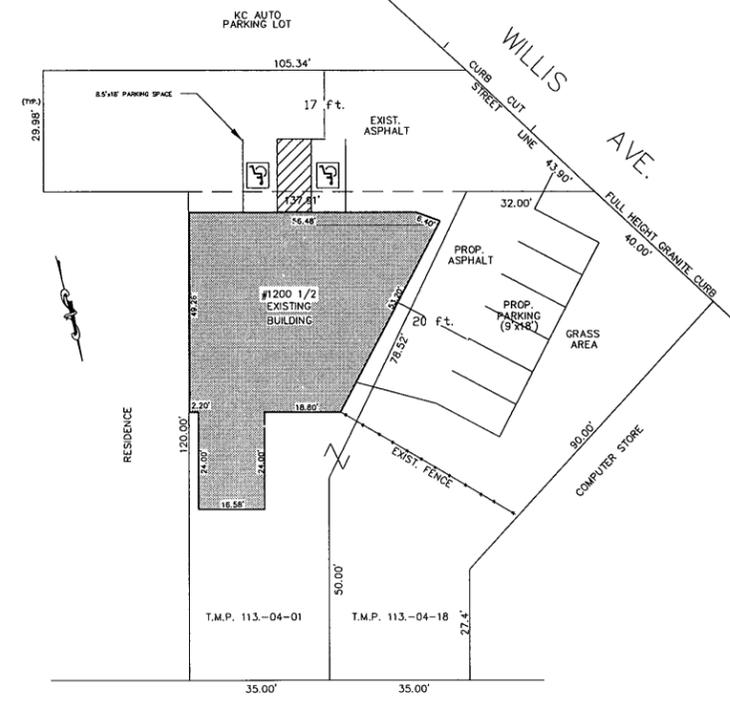
RE-SUBDIVISION OF LOT 4 & LOT 5 OF SUBDIVISION C OF THE KNAPP & RANN TRACT AND PART OF THE ABANDONED LANDS OF NEW YORK CENTRAL RAILROAD INTO NEW LOT 1202A.

KNOWN AS No. 1202 WILLIS AVENUE,
CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK

FIELD DATE: 30 JULY 2018 MAP DATE: 01 AUG. 2018 SCALE: 1"=20' DRAWN BY: TWW

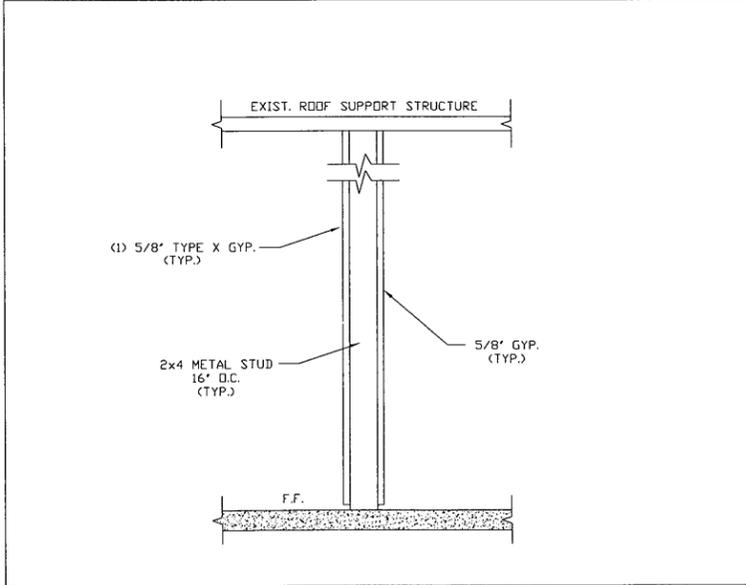
REVISIONS: DRAWING No. 18-F-92

NOTE: SURVEY DATA OBTAINED FROM MAP DEVELOPED BY R.J. LIGHTON, SR., DATED 03/01/05.

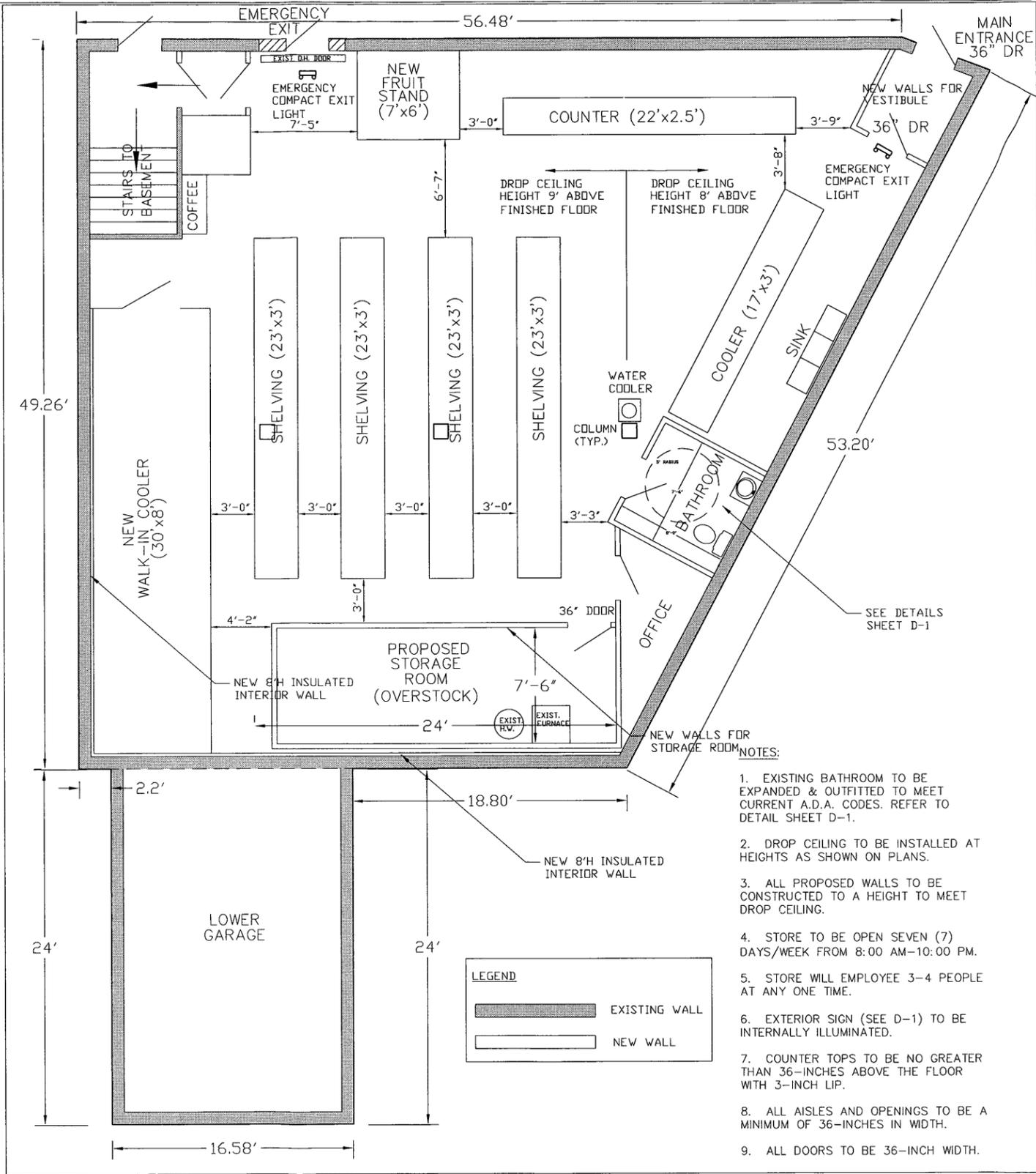


EMERSON AVE.

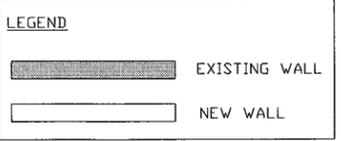
SITE PLAN
SCALE: 1"=20'-0"



NEW WALL DETAIL
SCALE: NOT TO SCALE



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



- NOTES:
- EXISTING BATHROOM TO BE EXPANDED & OUTFITTED TO MEET CURRENT A.D.A. CODES. REFER TO DETAIL SHEET D-1.
 - DROP CEILING TO BE INSTALLED AT HEIGHTS AS SHOWN ON PLANS.
 - ALL PROPOSED WALLS TO BE CONSTRUCTED TO A HEIGHT TO MEET DROP CEILING.
 - STORE TO BE OPEN SEVEN (7) DAYS/WEEK FROM 8:00 AM-10:00 PM.
 - STORE WILL EMPLOYEE 3-4 PEOPLE AT ANY ONE TIME.
 - EXTERIOR SIGN (SEE D-1) TO BE INTERNALLY ILLUMINATED.
 - COUNTER TOPS TO BE NO GREATER THAN 36-INCHES ABOVE THE FLOOR WITH 3-INCH LIP.
 - ALL AISLES AND OPENINGS TO BE A MINIMUM OF 36-INCHES IN WIDTH.
 - ALL DOORS TO BE 36-INCH WIDTH.



MASTROIANNI ENGINEERING, PLLC
P.O. BOX 2572
LIVERPOOL, NEW YORK 13089
(315) 652-2000
(315) 278-0261 CELL

OWNER:
BEMSA MUSHARSH
217 EAST GENESEE PARKWAY
SYRACUSE, NEW YORK 13214

APPROVALS

PROJECT NUMBER		DRAWN BY	
18013		JAM	
NO. DATE		ISSUE	
1	03/28/18	GENERAL REVISIONS	
2	05/01/18	GENERAL REVISIONS	
3	05/20/18	GENERAL REVISIONS	
4	09/11/18	GENERAL REVISIONS	

RELEASED BY: DATE: 03/24/18

**1202 WILLIS AVE.
SYRACUSE, NY**
T.M.P. 113-04-01.0
T.M.P. 113-04-18.0

SITE INFORMATION

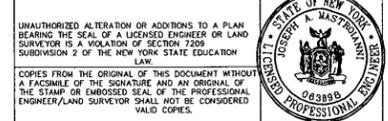
CITY OF SYRACUSE
ONONDAGA COUNTY
NEW YORK

SHEET TITLE

SITE & BUILDING PLAN

SHEET NUMBER

P-1



UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
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 217 EAST GENESEE PARKWAY
 SYRACUSE, NEW YORK 13214

APPROVALS

PROJECT NUMBER 18013 DRAWN BY JAM

NO.	DATE	ISSUE
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3	09/11/18	GENERAL REVISIONS
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RELEASED BY DATE 03/24/18

1202 WILLIS AVE.
 SYRACUSE, NY
 T.M.P. 113-04-01.0
 T.M.P. 113-04-18.0

SITE INFORMATION

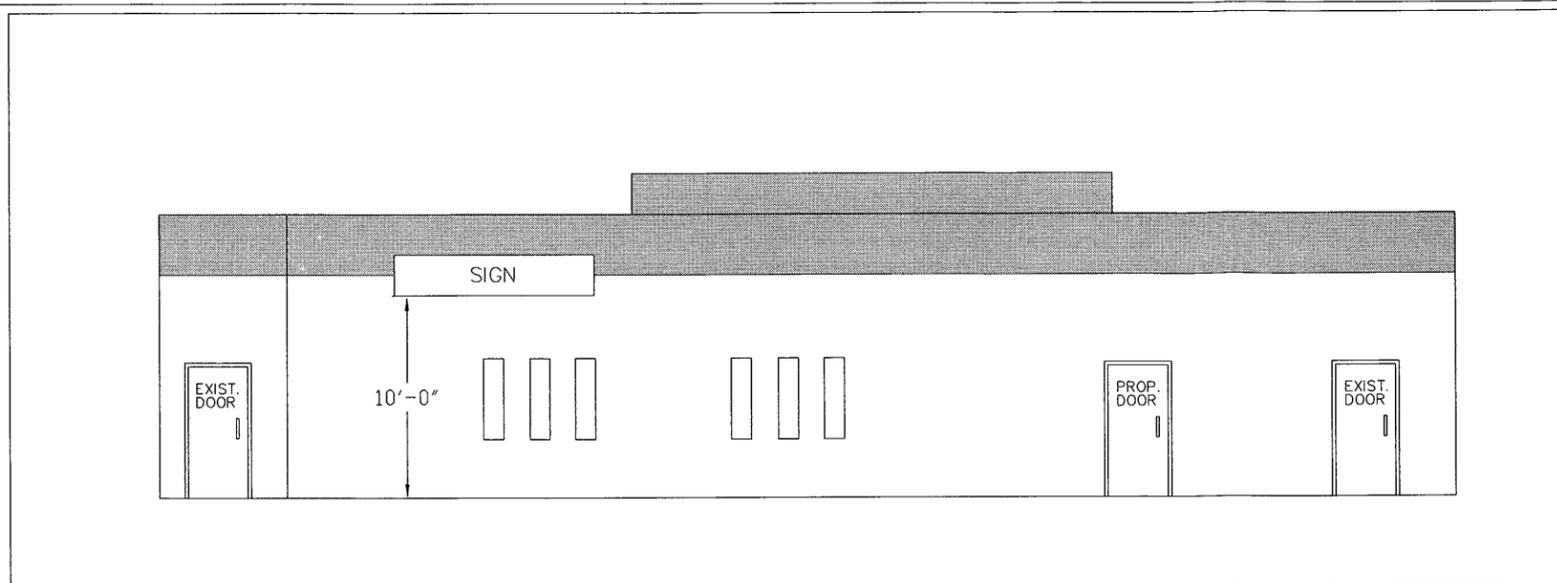
CITY OF SYRACUSE
 ONONDAGA COUNTY
 NEW YORK

SHEET TITLE

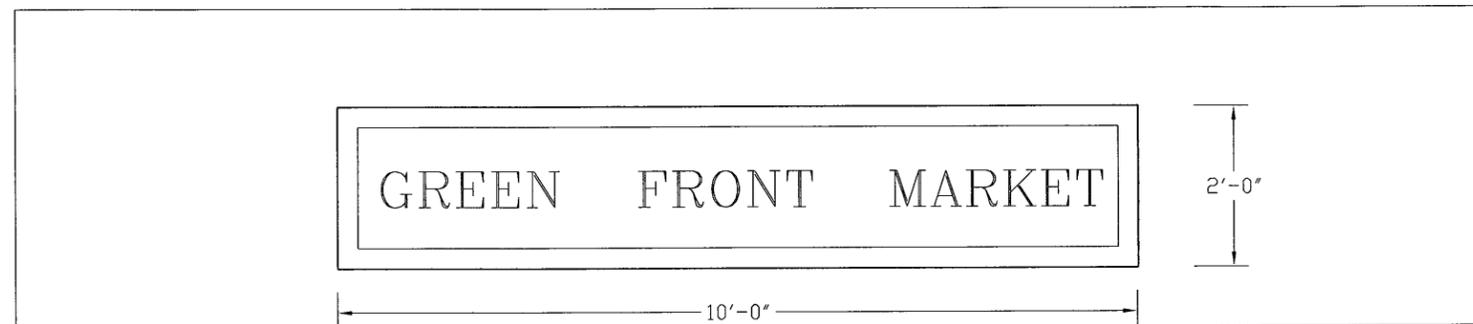
DETAILS

SHEET NUMBER

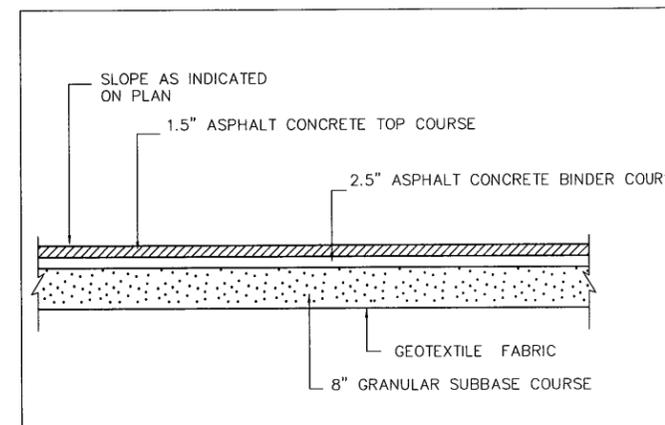
D-1



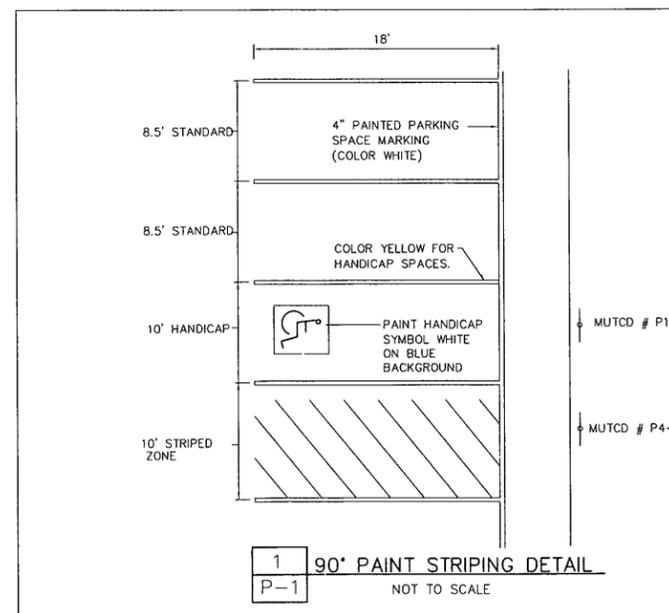
SIGN PLAN-SOUTH FACADE
 SCALE: 1/4"=1'-0"



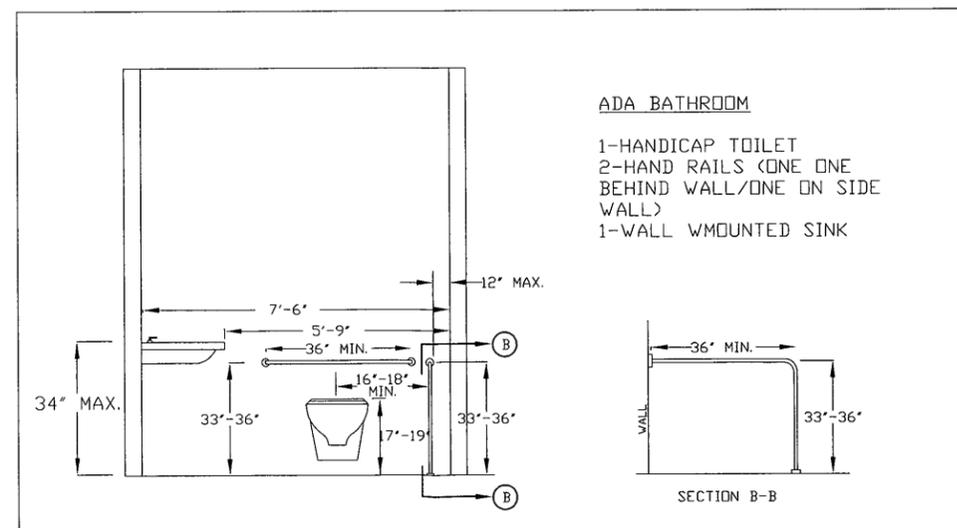
SIGN DETAIL
 SCALE: 1"=1'-0"



ASPHALT CONCRETE PAVEMENT DETAIL
 SCALE: NOT TO SCALE



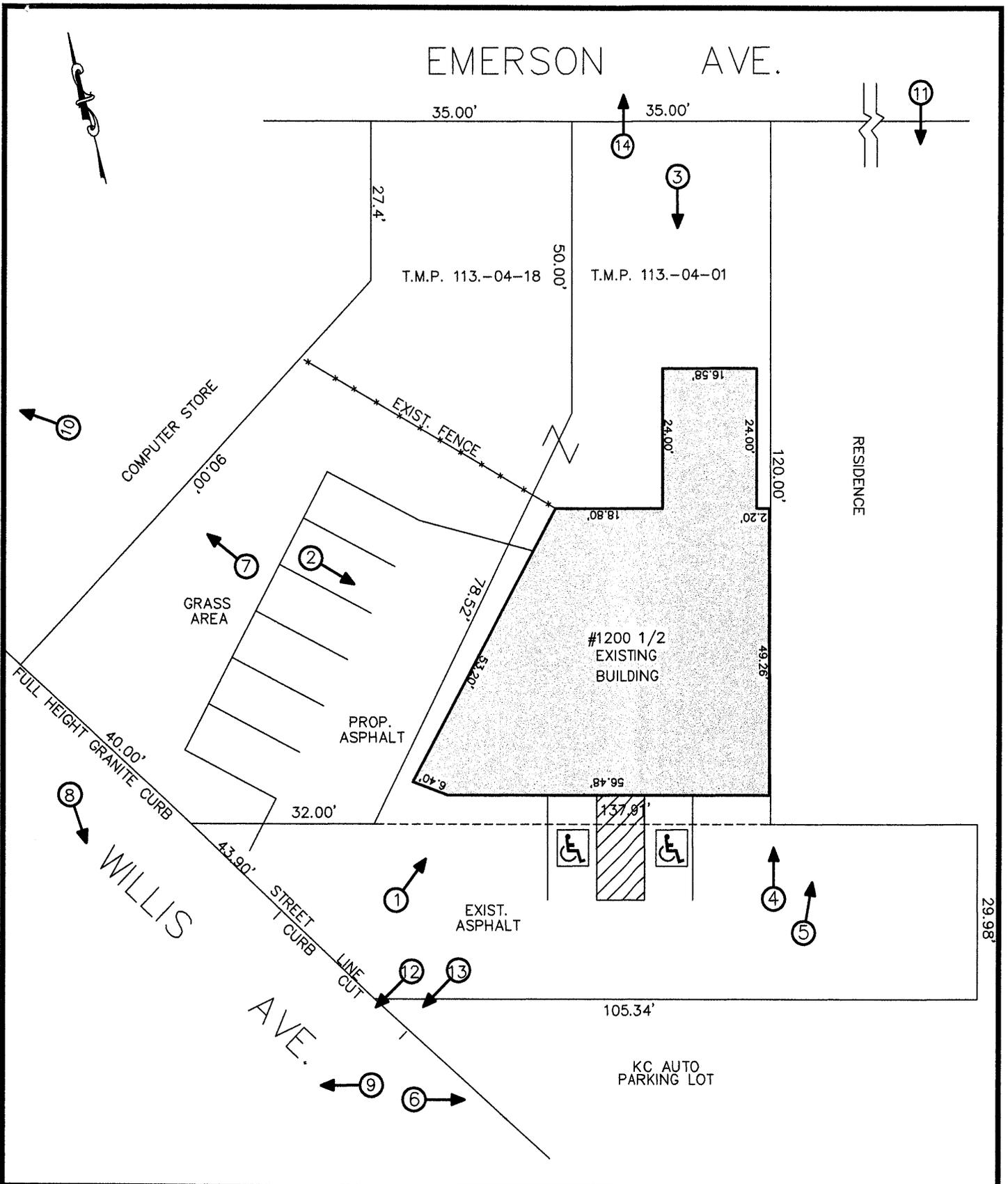
1 90° PAINT STRIPING DETAIL
 P-1 NOT TO SCALE



ADA BATHROOM DETAILS (TYP.)
 SCALE: NOT TO SCALE

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1200 Willis Avenue
Syracuse, New York

ME Project No. 18013 SCALE: NTS

PHOTO LOG

MASTROIANNI ENGINEERING, PLLC
P.O. BOX 2572
LIVERPOOL, NEW YORK 13089

FIGURE 1



PHOTO 1: 1200 WILLIS AVE./FRONT ELEVATION



PHOTO 2: 1200 WILLIS AVE./LEFT SIDE ELEVATION



PHOTO 3: 1200 WILLIS AVE./REAR ELEVATION



PHOTO 4: 1200 WILLIS AVE./RIGHT SIDE ELEVATION



PHOTO 5: 957 EMERSON AVE./ADJACENT PROPERTY



PHOTO 6: 2104 WILLIS AVE./STREETSCAPE



PHOTO 7: 1204 WILLIS AVE./ADJACENT PROPERTY



PHOTO 8: 1207 WILLIS AVE./ACROSS FROM SITE



PHOTO 9: 1207 WILLIS AVE./ACROSS FROM SITEM



PHOTO 10: 2104 WILLIS AVE./STREETSCAPE



PHOTO 11: 1202 EMERSON AVE./STREETSCAPE



PHOTO 12: 1203 MILTON AVE./STREETSCAPE



PHOTO 13: 954 EMERSON AVE./ADJACENT PROPERTY



PHOTO 14: 954 EMERSON AVE./ADJACENT PROPERTY

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: Green Front Grocery				
Project Location (describe, and attach a location map): 1202 Willis Avenue on the north side of the street. Refer to previously submitted plans.				
Brief Description of Proposed Action: Renovation of the existing building to be opened as a community grocery store. This property is already zoned for this usage. Project includes painting of the exterior of the building, placement of a new sign on the south side of the building facing Willis Avenue, interior renovations and adding additional parking spaces to the west of the building.				
Name of Applicant or Sponsor: Basma Musharbash		Telephone: (315) 247-4772	E-Mail:	
Address: 217 East Genesee Parkway				
City/PO: Syracuse	State: New York	Zip Code: 13214		
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	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.35 acres		
b. Total acreage to be physically disturbed?		_____ 0.09 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.35 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" 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				

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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Basma Musharbash</u>		Date: <u>September 27, 2018</u>
Signature: <u>Basma Musharbash</u>		

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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.

<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 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.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT