City of Syracuse Zoning Administration
Application for SPECIAL PERMIT Review by the Planning Commission
City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: 7/19/2019 **Case Number:** SP- 19-19 **Zoning District:** CA

☐ **NEW SPECIAL PERMIT** ☐ **MODIFICATION OF EXISTING SPECIAL PERMIT**

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

608-610 East. Hiawatha Boulevard

TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (call 448-8280)

Section: 003	**Block:** 02	**Lot:** 27.0
Section:	**Block:**	**Lot:**
Section:	**Block:**	**Lot:**

This APPLICATION is for a:

- ☐ Restaurant (this also includes uses such as Bars, Taverns, Coffee Shops, Night Clubs)
- ☐ Gasoline Service Station
- ☐ Car Wash Facility
- ☐ Care Home
- ☐ Parking Lot or Parking Garage
- ☐ Transitional Parking Area
- ☐ Offices of Religious and Educational Institutions
- ☐ Bed and Breakfast
- ☐ Other Special Permit Uses (describe) Used Motor Veh Sales and Light-Duty Motor Vehicle Repair

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

Construct a 1 story used Automotive Sales and Service Business. The Structure shall be a one story TYPE VB Building. On site sale of used automobiles and Service and Preperation for Sales of Vehicles.

PROPERTY OWNER INFORMATION:

Name(s): Jamal Algaraghuli

Mailing Address: Apt. C56, 925 7th North Street Liverpool N.Y.

Zip: 13090 Daytime phone: 315396 1054 Home phone: 315 898 0202

E-mail: Highendhousing3@gmail.com

APPLICANT INFORMATION:

(Copy of contract to purchase must be included with application)

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

Name(s):

Mailing Address:

Zip: Home phone: Day Phone

E-mail:

REPRESENTATIVE INFORMATION:
(Only if involved in this application)

☐ Attorney ☒ Architect ☐ Contractor ☐ Other

Name(s): THOMAS DiTullio R.A.

Mailing Address: 237 Whittier AVE SYRACUSE NY

Zip: 13204 Telephone: 315-427-1637 E-mail: thomasjditullio@aol.com

DESCRIPTION OF OPERATION:

Days of week open: monday - Saturday

Hours of operation: 9-5

Maximum number of employees on premises at one time: 3

Number of off-street parking available (site plan required to indicate location):

Other uses currently on the property: FIRST FLOOR: NONE

SECOND FLOOR OTHER FLOORS:

Indicate types and uses of other structures on the property if any (i.e. garage, storage building, etc.):

NONE

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 6'x 2'-6" Location East Side Type WALL

Size 16x 2'-6 Location Front Type WALL

Size Location Type

SPECIAL PERMIT FUNCTIONS: (Check all that apply)

☐ Dining room ☐ Bar Service ☐ Drive-thru
☐ Entertainment ☐ Stage ☐ DJ Booth
☑ Light Duty auto repair ☐ Heavy Duty auto repair
☐ Car Wash Facility ☐ New Auto Sales ☑ Used Auto Sales

Has owner obtained or applied for a Certificate of Use: ☐ Yes ☒ No

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.

June 9 . 19

CURRENT PROPERTY OWNER SIGNATURE **DATE**

Jamal Algaraghuli owner

Please legibly PRINT SIGNATURE NAME and TITLE

***Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

FOR STAFF USE ONLY

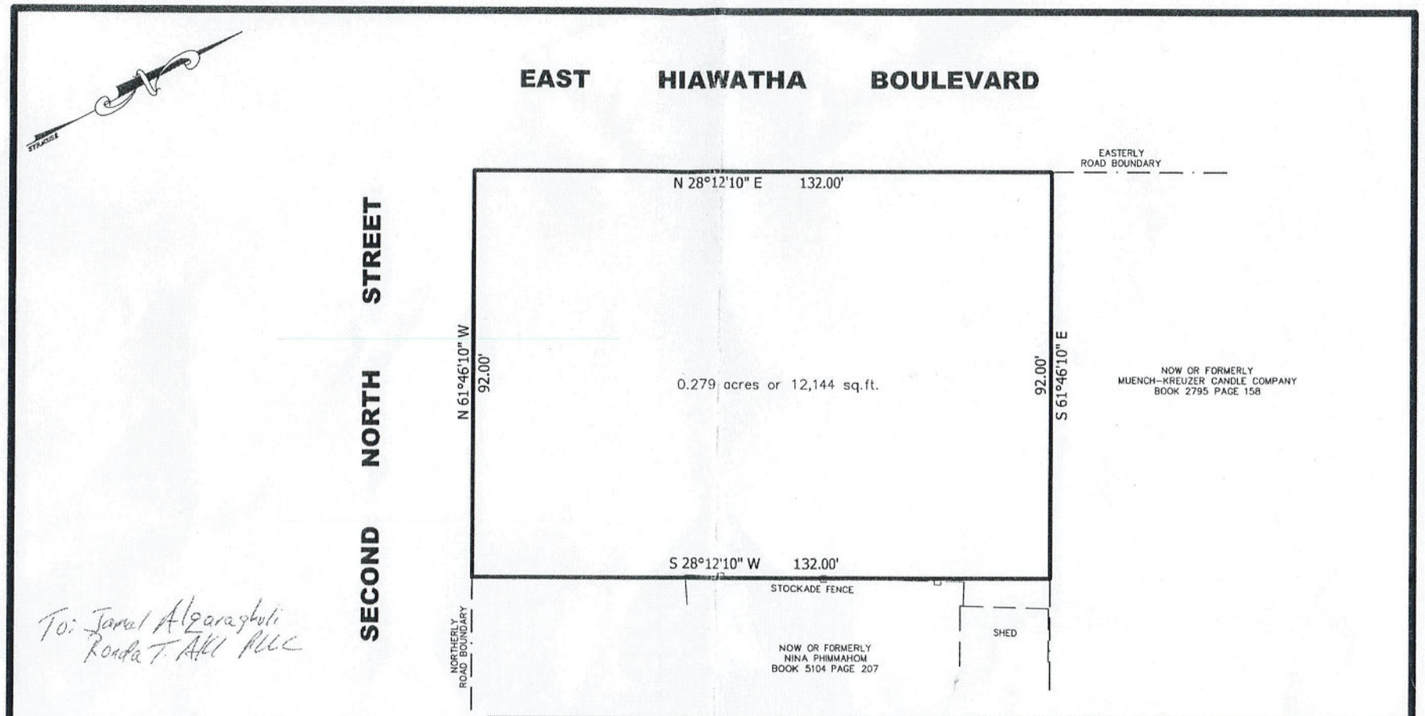
****

REFERRAL NEEDED

☐ ONONDAGA COUNTY PLANNING BOARD

☐ SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).

☐ OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____



To: Jamal Algaraghuli
Ronda T. Akl PLLC

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.

LEHR
LAND SURVEYORS
9-D-126
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 PART OF LOTS 1, 2, 3, 4, IN BLOCK No.18, CITY OF SYRACUSE

KNOWN AS No.608-610 EAST HIAWATHA BOULEVARD, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK 13208

DATE: 9 FEB 2015	SCALE: 1"=20'	DRAWN BY: WJH
REVISIONS: REDATED JANUARY 14, 2019		DRAWING No. 15-A-66 *B*

REGISTERED ARCHITECT
THOMAS J. DITULLIO
NO. 028861
STATE OF NEW YORK

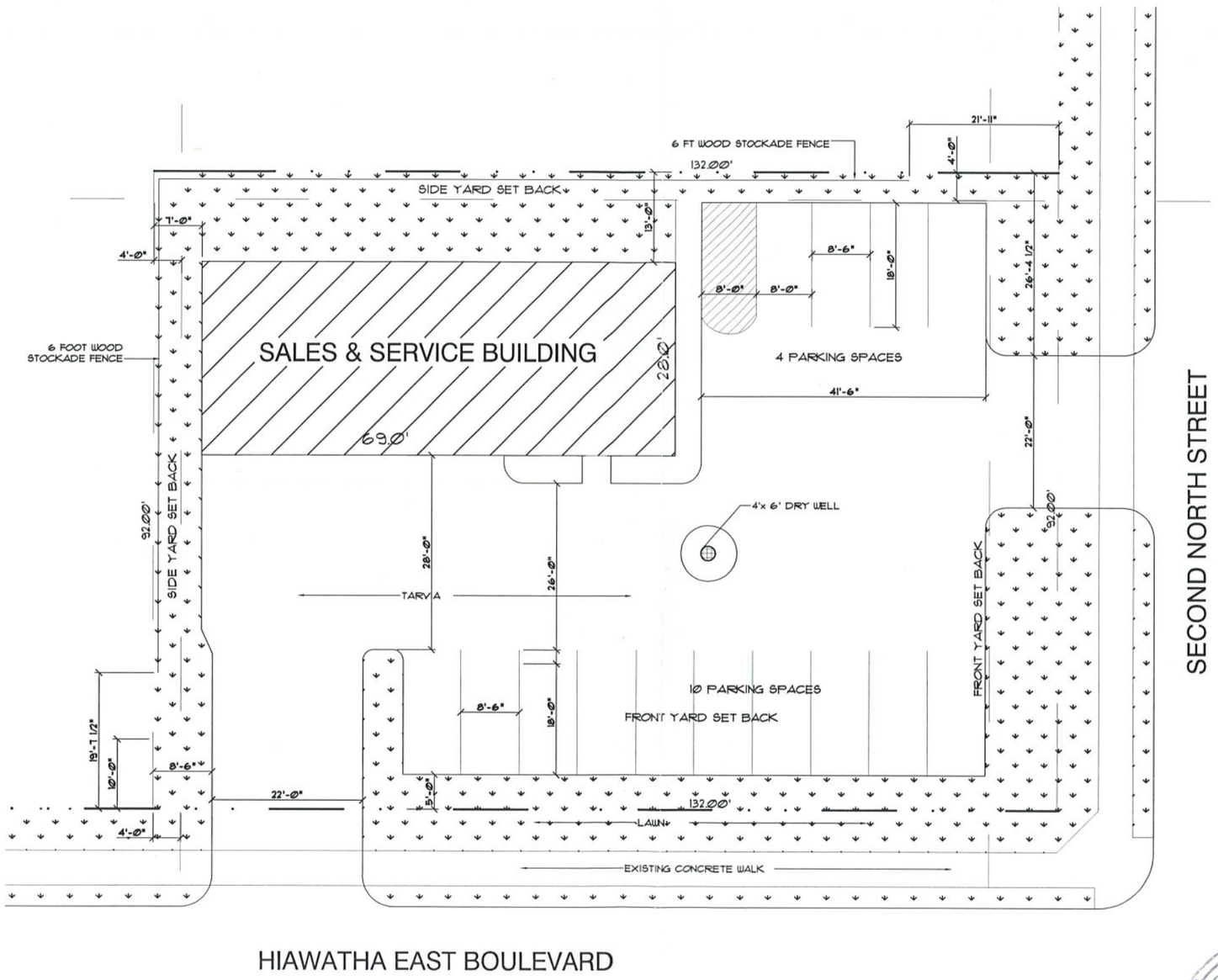
SURVEY
SCALE: AS NOTED

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

PROPOSED HIAWATHA AUTO SALES
608-610 HIAWATHA BLVD
SYRACUSE, NY

DRN BY: T DITULLIO
SCALE: AS NOTED
DATE: 4/20/19
REV.

SK-0
JOB NO. 1905



SITE PLAN

SCALE: 1" = 10'-0"

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

REGISTERED ARCHITECT THOMAS J. DITULLIO 028861 STATE OF NEW YORK

PROPOSED HIAWATHA AUTO SALES
608-610 HIAWATHA BLVD
SYRACUSE, NY

DRN BY: T DITULLIO

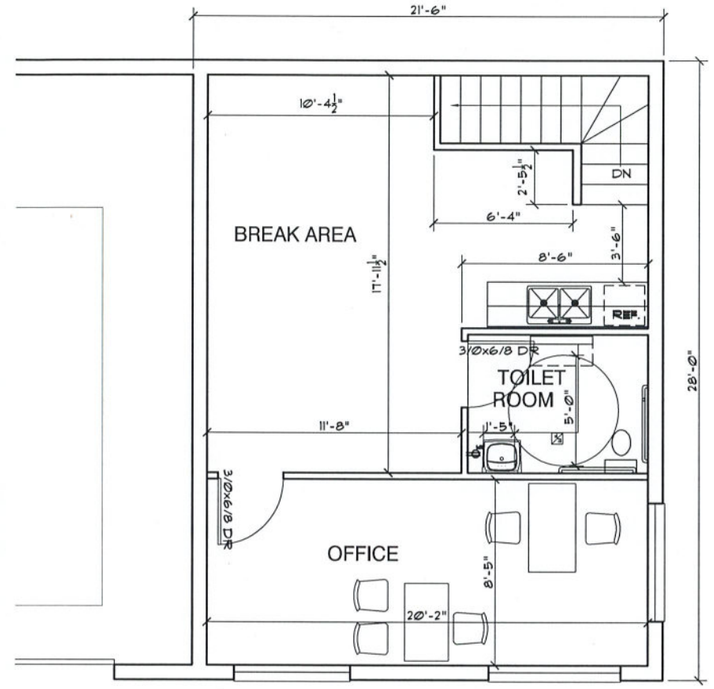
SCALE: AS NOTED

DATE: 4/20/19

REV.

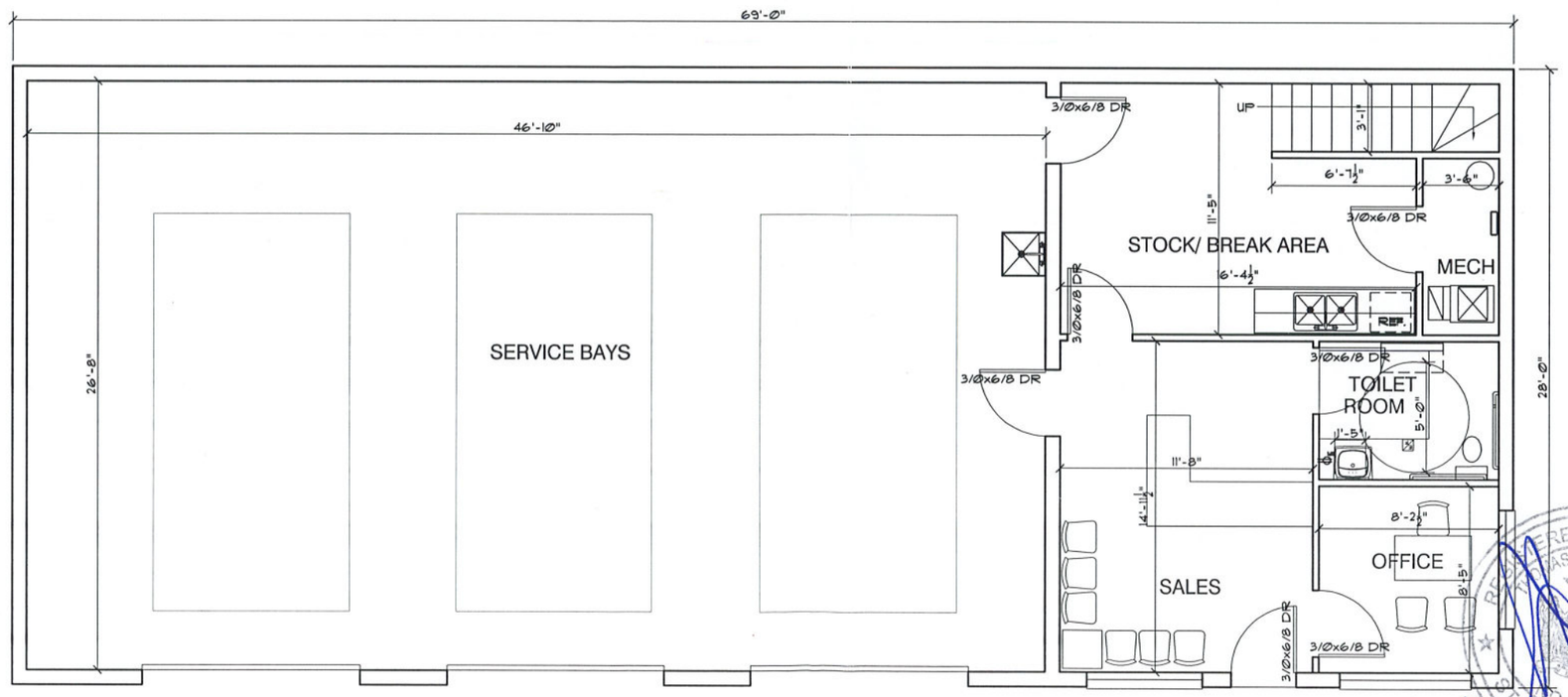
SK-1

JOB NO. 1905



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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

PROPOSED HIAWATHA AUTO SALES
608-610 HIAWATHA BLVD
SYRACUSE, NY

DRN BY: T DITULLIO

SCALE: AS NOTED

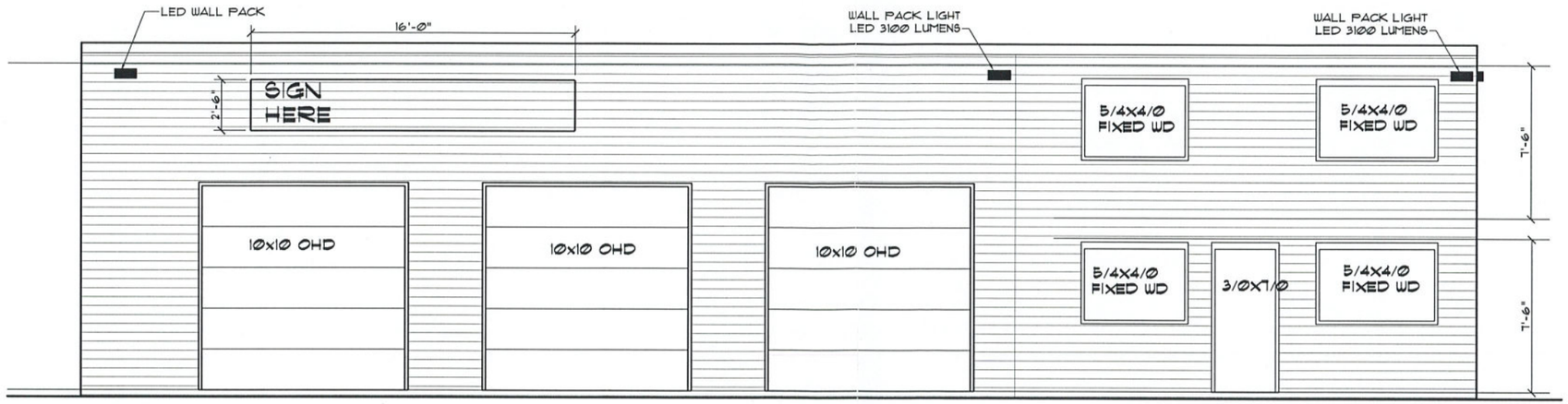
DATE: 4/20/19

REV.

REGISTERED ARCHITECT THOMAS J. DITULLIO NO. 026861 STATE OF NEW YORK

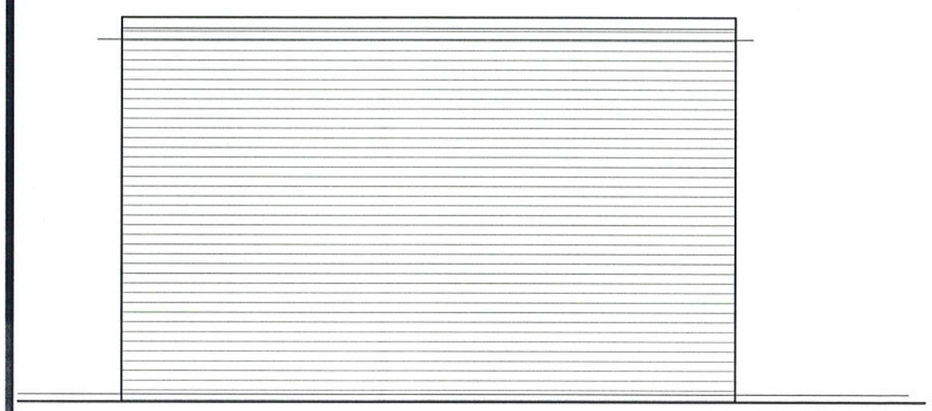
SK-2

JOB NO. 1905



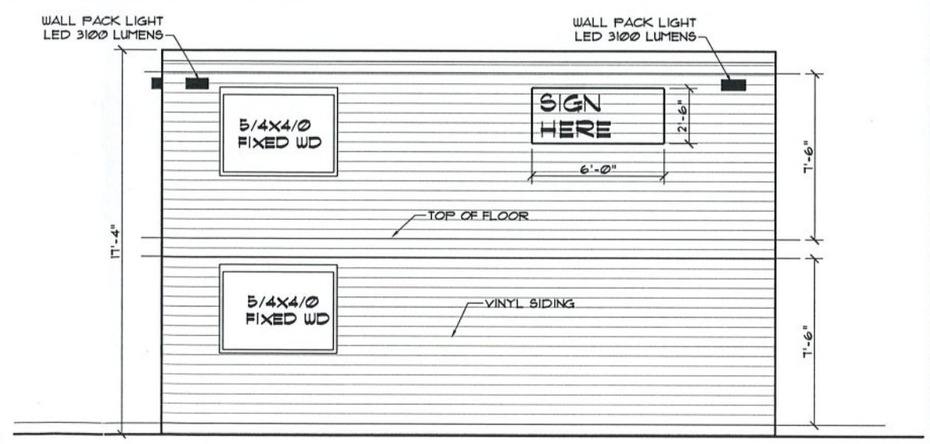
FRONT ELEVATION

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



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

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

PROPOSED HIAWATHA
AUTO SALES

608-610 HIAWATHA BLVD
SYRACUSE, NY

DRN BY:
T DITULLIO

SCALE:
AS NOTED

DATE:
4/20/19

REV.

SK-3

JOB NO. 1905

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

608-610 Hiawatha USED Auto Sales Building

Name of Action or Project:

608-610 East Hiawatha Boulevard Syracuse NY Onondaga

Project Location (describe, and attach a location map):

Brief Description of Proposed Action:

Construct A 1960 Square foot one Story Building to house 3 Repair preparation/wash bays And office & Sales SPACES

Name of Applicant or Sponsor:	Telephone: 315-427-1637
Thomas DiTullio R.A.	E-Mail: thomasjditullio@aol.com
Address: 237 Whittier AVE	
City/PO: SYRALUSE	State: NY / Zip Code: 13224

	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 government Agency? If Yes, list agency(s) name and permit or approval:	☐	☒

3. a. Total acreage of the site of the proposed action? .27 acres
   b. Total acreage to be physically disturbed? .23 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .27 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action, Special USE			
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?	☐	☒

	NO	YES
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
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
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
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☒

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☒

	NO	YES
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
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: _____		

JUL 19 2019

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 plan?	☒	☐
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?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: On Site Drywell		
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:	☐	☒
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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Thomas J. DiTullio Architect Date: 5/8/19

Signature: Title: Architect

PRINT FORM