

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: 12/23/19 Case Number: SP-20-04 Zoning District: LKFT T5

NEW SPECIAL PERMIT MODIFICATION OF EXISTING SPECIAL PERMIT

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

841 & 861 Van Rensselaer Street Syracuse, NY (we have applied for a re-subdivision adding these two adjoining properties together)

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

Section: <u>115</u>	Block: <u>03</u>	Lot: <u>06</u>
Section: <u>115</u>	Block: <u>03</u>	Lot: <u>14</u>
Section: <u> </u>	Block: <u> </u>	Lot: <u> </u>

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) Climate and non Climate Controlled Self Storage Facility

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

Developer is proposing to improve the +-4.84-acre site with a premier Self Storage/Retail facility. The project would be +- 72,000 total sq ft of building space and will include a main 2 story climate-controlled structure of 36,000 sq ft, with 240' of frontage on Van Rensselaer (75x 240) with pinnacle roof silos at each end, high visibility interior lighting, brick and masonry front, attractive entry way and electronic gate access point. Also included in this main structure will be a 732 sq ft self-storage office/retail store with frontage on Van Rensselaer, as well as additional retail space of 680 sq ft, also fronting Van Rensselaer. Immediately behind those retail spaces will be a flex retail space of approx 1,195 sq ft. On the north/west portion of the property, we would propose an additional 2-story retail structure of 11,000 sq ft (100 x 55) with 100' of frontage on Van Rensselaer. Behind the main structure, there will be 2-phases of non-climate-controlled storage consisting of three/30 x 200' sq ft structures and one/20 x 200' sq ft structure. The rear portion of the property containing the 1 story structures will be fenced with a chain link fence to compliment the aluminum painted fence at the entry points and security gate.

Storm water retention will be located in the rear of the property along the back-property line.

PROPERTY OWNER INFORMATION:

Name(s): ALLIED REALTY CORP.

Mailing Address: 6248 Steinway Drive. Jamesville, NY13078

Zip: 13078 Daytime phone: 315 727 4727 Home phone: 315 727 4727

E-mail: jp@investmentrealestateadvisors.com Please Note

Please direct any correspondence to Joseph Pietrafesa 207 Via Emilia Palm Beach Gardens, Fla 33418. 315 727 4727

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):

Mailing Address:

Zip: Telephone: E-mail:

DESCRIPTION OF OPERATION:

Days of week open:

Hours of operation:

Maximum number of employees on premises at one time:

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

Other uses currently on the property: FIRST FLOOR:

SECOND FLOOR: OTHER FLOORS:

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

SIGNAGE INFORMATION:

Size and location of all existing AND proposed signage (use additional sheet if necessary)

A sign plan is required, see attachment

Size	Location	Type	(Wall, Ground, Projecting, Window)
<input <="" td="" type="text" value="2ft X 8ft 9"/> <td><input type="text" value="Top silo facia, facing NW"/></td> <td><input type="text" value="Wall, with Spot Lighting"/></td> <td></td>	<input type="text" value="Top silo facia, facing NW"/>	<input type="text" value="Wall, with Spot Lighting"/>	
<input <="" td="" type="text" value="2ft X 8ft 9"/> <td><input type="text" value="Top silo facia, facing SW"/></td> <td><input type="text" value="Wall, with spot lighting"/></td> <td></td>	<input type="text" value="Top silo facia, facing SW"/>	<input type="text" value="Wall, with spot lighting"/>	
<input "<="" 48="" td="" type="text" value="14" x=""/> <td><input type="text" value="Above retail entrances facing east"/></td> <td><input type="text" value="Window Transom"/></td> <td></td>	<input type="text" value="Above retail entrances facing east"/>	<input type="text" value="Window Transom"/>	

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

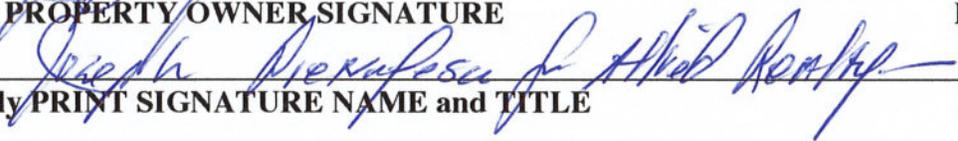
DECLARATION:

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.

	
CURRENT PROPERTY OWNER SIGNATURE	DATE
	
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) _____



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: Re-Subdivision			
Project Location (describe, and attach a location map): 841-861 Van Rensselaer St Syracuse, NY			
Brief Description of Proposed Action: Combine two (2) existing parcels into one (1) new tax parcel			
			PLEASE SEND ALL CORRESPONDENCE TO Joseph Pietrafesa (Partner/Allied Realty) 207 Via Emilia Palm Beach Gardens, Fla 33418
Name of Applicant or Sponsor: Allied Realty Corp.		Telephone: 315 727 4727 E-Mail: jp@investmentrealestateadvisors.com	
Address: 6248 Steinway Drive			
City/PO: Jamesville		State: N.Y.	Zip Code: 13078
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 checked="" 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:			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4 632+- 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?		4 632+- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? <small>n0, as per NYSDEC WEBSITE</small> 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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? <small>as per NYSDEC Website</small>	NO	YES	
	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 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
Nearby As per NYSDEC website	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
As pp NYSDEC website	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ Nearby properties as per NYSDEC website	<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: Timothy J. Coyer, L.S. Date: Dec 2, 2019		
Signature:  Title: <u>Land Surveyor</u>		



LETTER OF TRANSMITTAL

**City of Syracuse Dept of Zoning
 201 E. Washington St
 Syracuse, New York 13202**

December 19, 2019

**Attn: Jeff Harrop
 Zoning**

**SyraStore: 841 & 861 Van Rensselaer St
 Re-Subdivision & Special Permit Submittals**

we are sending you attached:

CONTRACTS	SPECIFICATIONS	SHOP DRAWINGS	PAYROLL AFFIDAVIT COPY of LETTER
X SUBMITTALS	SAMPLES	LISTS OF MATERIALS	DRAWINGS

via:

US MAIL	HAND DELIVERY	E-MAIL	VIA FAX total pages ___ of ___	EXPRESS OVERNIGHT
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copies	Mfg/Supplier	number	description
1			Re-subdivision Application
1			SEQR
8	24x36		Survey of Existing Property – signed
1			Special Permit Application
3	24x36	C-101 SPI	Site Plan
3	24x36	SKI	Architectural Floor Plan
3	24x36	SKI	Architectural Elevations with Signage
3	24x36	LS	Landscape Plan
3	18x24		Renderings – Phase 1 and Phase 2
3	18x24		Existing Site Photos
3			Architectural & Lighting Materials Spec Book

**** All graphic materials are included as 11x17 as well**

transmitted as indicated:

X FOR APPROVAL	NO EXCEPTIONS TAKEN	RESUBMIT: ___	COPIES FOR APPROVAL
FOR YOUR USE	MAKE CORRECTIONS	SUBMIT: ___	COPIES FOR DISTRIBUTION
X AS REQUESTED	NOTED REVISE & RESUBMIT	RETURN: ___	CORRECTED PRINTS

REVIEW & COMMENT: _____

remarks:

copy to: **Allied Reality Corp
 File**

transmitted by: **James Owen**



PROPOSED SELF-STORAGE FACILITY

841 & 861 Van Rensselaer Street
Syracuse : New York

**EXTERIOR MATERIAL
& LIGHTING SELECTIONS**

printed 12/17/19

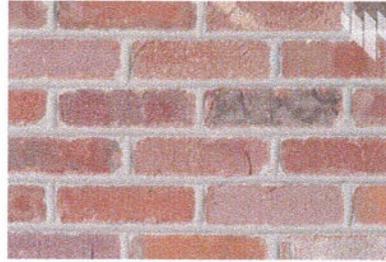
Prepare by:



DEC 20 2019

CLIMATE CONTROLLED 2-STORY STORAGE BUILDING

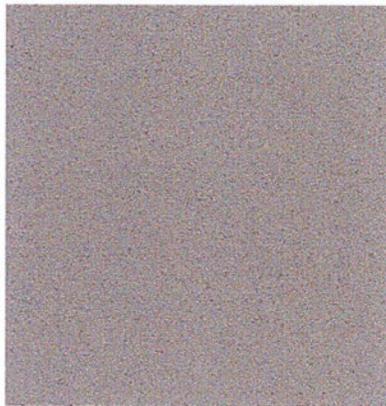
Material: Brick Veneer
Manufacturer: General Shale
Model: Old Brick Originals
Color: Townsquare



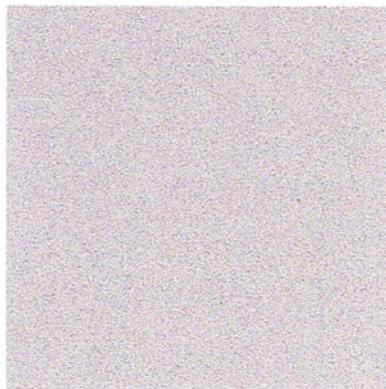
Material: Stone Veneer
Manufacturer: Borel
Model: Country LedgeStone
Color: Ashfall



Material: E.F.I.S. - Dark
Manufacturer: Dryvit
Model: Outsulation - Sanded
Color: Dryvit 617A Winter Eve



Material: E.F.I.S. - Light
Manufacturer: Dryvit
Model: Outsulation - Sanded
Color: Dryvit 617A Winter Eve



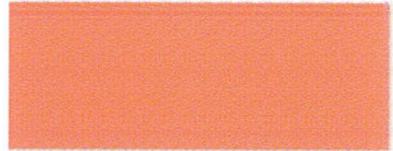
Material: Metal Roof
Manufacturer: MBCI Building Products
Model: Hidden Fastener Roof Panel
Color: Cobalt Blue



Material: Break Metal Accent
Manufacturer: MBCI Building Products
Model: Hidden Fastener Roof Panel
Color: Cobalt Blue



Material: Display Roll-up Storage Doors
Manufacturer: Betco
Model:
Color: Sunset Orange



Material: Aluminum Storefront
Manufacturer: Tubelite
Model: 14000 Series
Color: Charcoal Gray



Material: Fencing
Manufacturer:
Model:
Color: Black



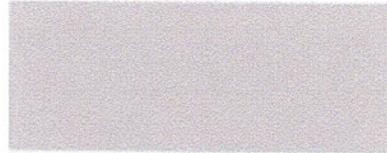
STAND ALONE STORAGE BUILDINGS

Material: Storage Building Walls

Manufacturer: Betco

Model:

Color: Ash Gray



Material: Storage Building Roll-up Doors

Manufacturer: Betco

Model:

Color: Royal Blue



LIGHTING FIXTURES

Fixture: F1 - Up/Down Outdoor Wall Mount

Manufacturer: Progress

Model: P5644-31-30K

Color: Black

Dimensions: 6"wx18"h



Fixture: F2 – Wall Sign Lighting

Manufacturer: Ametrix (Eaton)

Model: A06-A-LED-30K-D-120-B-AK6-

Color: Black

Dimensions: 3-1/2"hX72"w



Fixture: F3 – Cut-off Wall Pack at Stand-alone Storage Buildings
Manufacturer: RAB
Model: WPLEDC52Y
Color: Bronze
Dimensions: 10”hX13”w





VIEW EAST



VIEW SOUTH



VIEW WEST

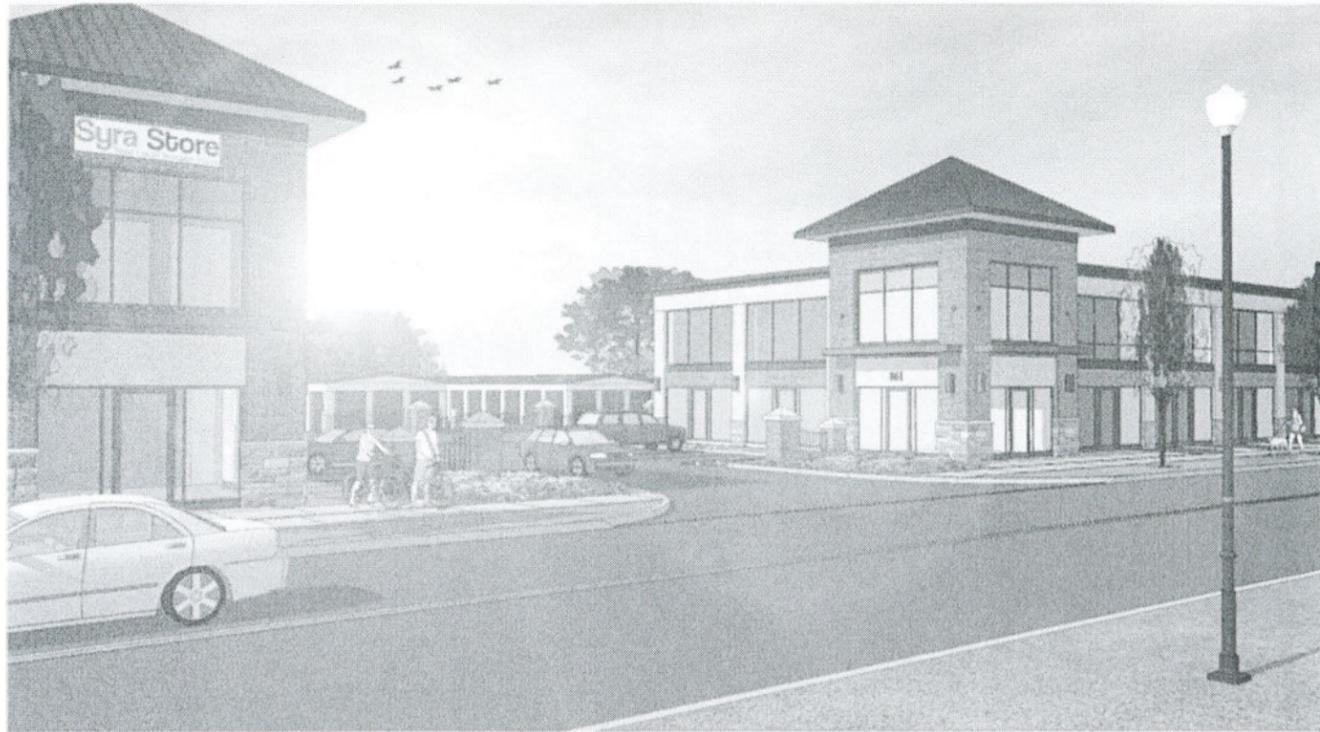


VIEW NORTH

841 & 861 Van Rensselaer Street
Syracuse : New York

SITE PHOTOS

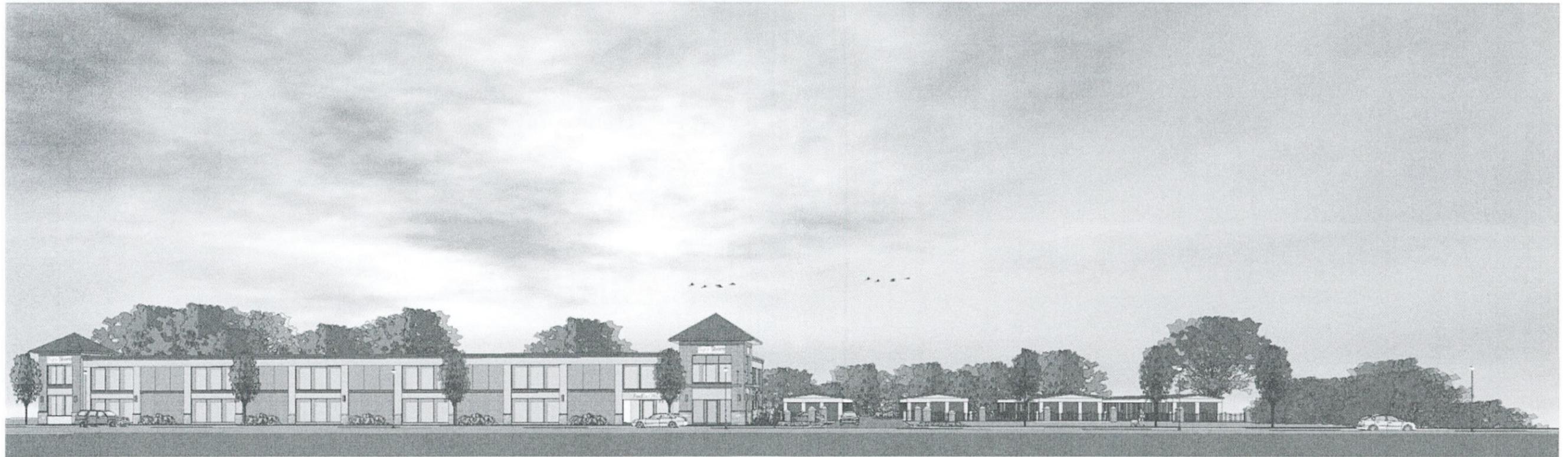
Syra Store
Your Local Storage Place



841 & 861 Van Rensselaer Street
Syracuse : New York

PHASE II

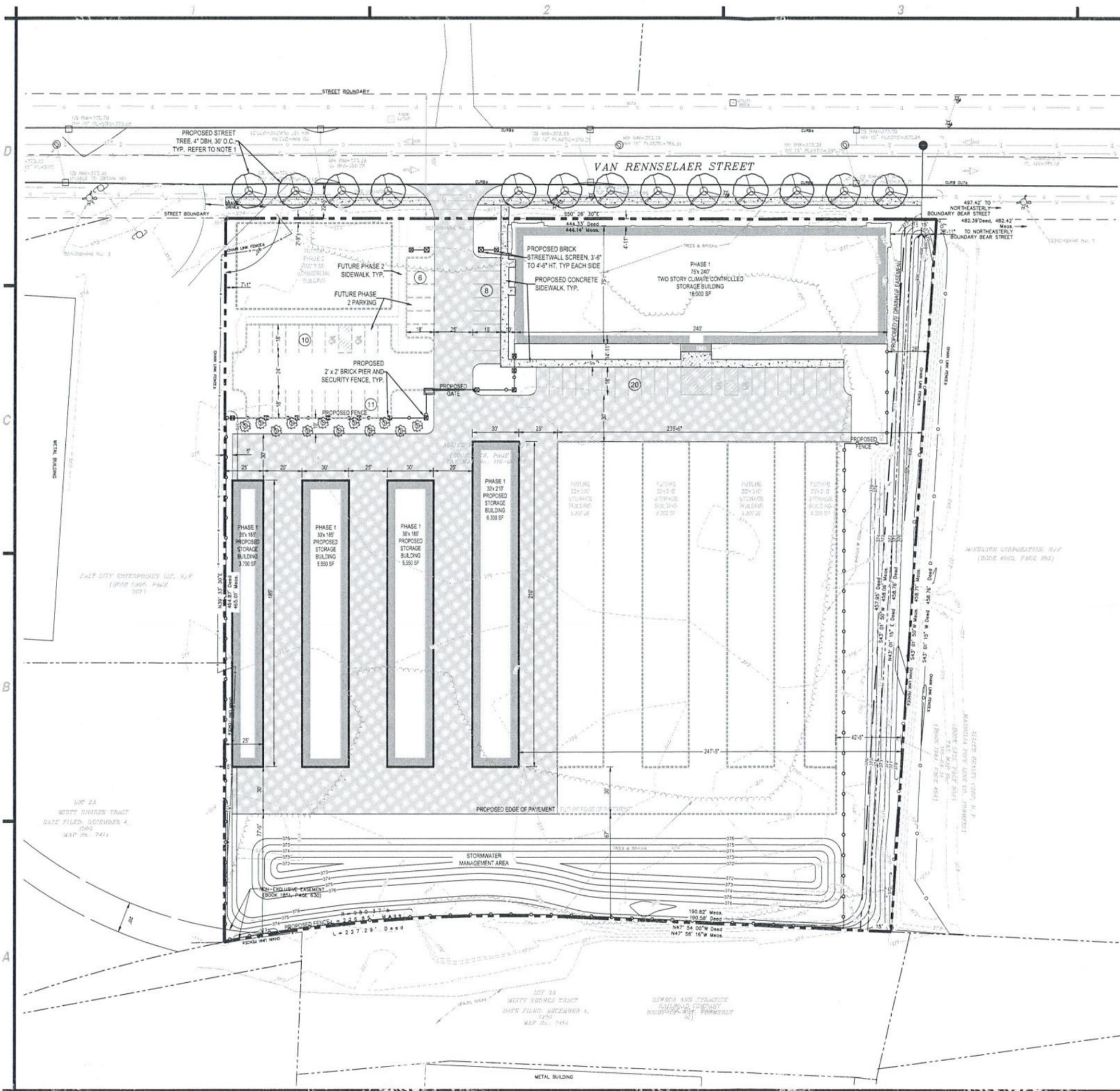
Syra Store
Your Local Storage Place



841 & 861 Van Rensselaer Street
Syracuse : New York

PHASE I

Syra Store
Your Local Storage Place



SITE DATA

OWNER: ALLIED REALTY CORP.
6248 STENWAY DRIVE
JAMESVILLE, NEW YORK 13078

APPLICANT: MAHONEY DESIGN & BUILD, INC.
4 TECHNOLOGY BLVD.
CANASTOTA, NEW YORK 13032

PARCEL AREA: 4.84 AC

ZONING: T-6 LAKEFRONT DISTRICT (PER ZONING ATLAS)

ZONING DATA:

CATEGORY	REQUIRED	PROPOSED/PROVIDED
AREA MINIMUM	NA	4.84 AC (13)
WIDTH MINIMUM	18-54 FT	489.33'(1) (AT ROAD FRONTAGE)
DEPTH MINIMUM	80 FT	450' (2)
COVERAGE, MAX - BUILDING	NA	34.7 %
COVERAGE, MAX - TOTAL	NA	70.7 %
FRONT YARD (BUILD-TO LINE)	0-12 FT	2'-0" (MIN.)
SIDE YARD	0'	5'-0" (MIN.)
REAR YARD	0'	97'-0" ± (MIN.)
BUILDING HEIGHT, MAX.	NA	44'
MAX. GROSS FLOOR AREA	NA	

COVERAGE SUMMARY (ALL PHASES)

STORAGE UNITS:		
COLD STORAGE	-	44,200 SF
CLIMATE CONTROLLED	-	18,000 SF
		62,200 SF (29.5%)
COMMERCIAL:	-	11,000 SF (5.2 %)
PAVEMENT:	-	75,920 ± SF (36.0 %)
		TOTAL: 149,120 ± SF (70.7 %)

PARKING:
SELF-STORAGE @ 1 SPACE / 6 EMP. 2 20
COMMERCIAL @ 1 SPACE / 500 SF 22 35

- NOTES:**
- STREET TREES SHALL ALTERNATE BETWEEN HONEY LOCUST, SWEETGUM AND LITTLE LEAF LINDEN.

CE
Calocerinos Engineering, PLLC
P.O. Box 2187
Syracuse, New York 13220
Phone: (315)214-5861
Fax: (315)214-5904



**PRELIMINARY
NOT FOR
CONSTRUCTION**

SYRASTOR
841 & 861 Van Rensselaer St.
Syracuse, New York 13204
Tax Map ID #: 115.-03-06.0
115.-03-14.0

For:
Mahoney Design & Build, Inc.
4 Technology Blvd
Canastota, New York 13032

City of Syracuse
Onondaga County, New York

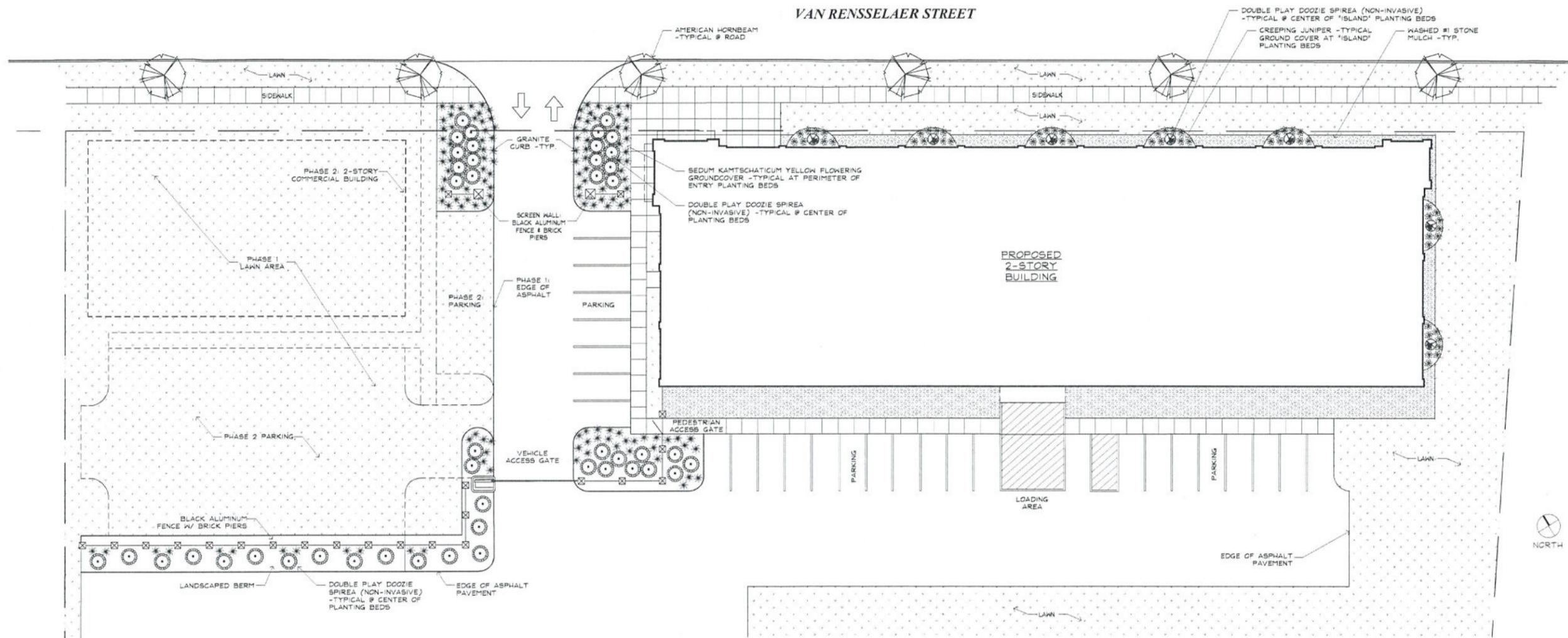
MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO:	1028.002	
DATE:	12.18.19	
DRAWN BY:	S. CALOCERINOS, P.E.	
DESIGNED BY:	S. CALOCERINOS, P.E.	
CHECKED BY:	S. CALOCERINOS, P.E.	

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

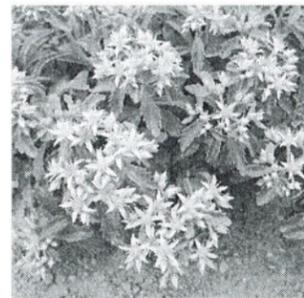
CIVIL

SITE
PLAN

C-101



CREeping JUNIPER



SEDUM KAMTSCHATICUM



DOUBLE PLAY DOOZIE SPIREA (NON-INVASIVE)



AMERICAN HORNBEAM

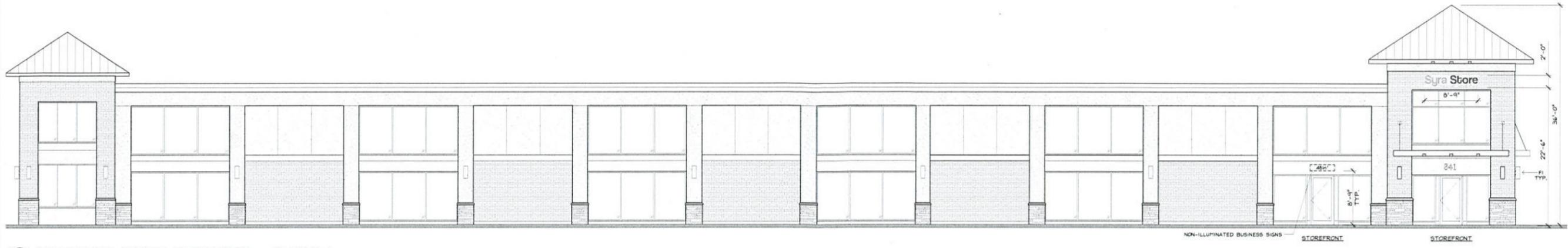


REVISIONS	
DATE	DESCRIPTION
05/29/19	ISSUE FOR PERMIT
07/08/19	CITY PERMIT COMMENTS
02	

SYRACORE
 SYRACORE
 841 & 861 VAN RENSSELAER ST
 SYRACUSE, NEW YORK

TITLE:
 PHASE 1
 LANDSCAPE
 PLAN
 DATE:
 5/29/19
 SCALE:
 AS NOTED
 DRAWN BY:
 JM OWEN

SHEET NO.
LS
 Copyright © 2019 Mahoney Design & Build, Inc.



1 SCHEMATIC NORTH ELEVATION - PHASE 1
SK1 1/8" = 1'-0"



3 SCHEMATIC EAST ELEVATION - PHASE 1
SK1 1/8" = 1'-0"



2 SCHEMATIC WEST ELEVATION - PHASE 1
SK1 1/8" = 1'-0"



5 SCHEMATIC WEST ELEVATION - PHASE 2
SK1 1/8" = 1'-0"



4 SCHEMATIC NORTH ELEVATION - PHASE 2
SK1 1/8" = 1'-0"

Mahoney
Design & Build, Inc.
Custom Building and Design

REVISIONS			
NO.	DATE	DESCRIPTION	BY

SYRASTORE
841 & 861 VAN RENSSELAER ST
SYRACUSE, NEW YORK

TITLE: PHASE 1 & 2:
SCHEMATIC
EXTERIOR
ELEVATIONS
DATE: 5/06/19
SCALE: AS NOTED
DRAWN BY: JM OWEN

SHEET NO.
SK1
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