



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>V-24-01</u>	<i>Staff Report – February 22, 2024</i>
<i>Application Type:</i>	Area Variance
<i>Project Address:</i>	210 Hamilton Street (111.-11-03.0)
<i>Summary of Proposed Action:</i>	Demolish existing structures to redevelop site into a Starbucks beverage café drive-thru and pick-up window with no indoor seating.
<i>Owner/Applicant</i>	Stephen Case, 315 Development, LLC (Owner) Joseph M. Cavender, QPK Design (Applicant)
<i>Zoning Violations:</i>	The proposed project has one zoning violation pursuant to ReZone, Art. 2, Sec. 2.9 MX-3 Zone District – two-story minimum requirement.
<i>Existing Zone District:</i>	Mixed-Use Transition, MX-3 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, east, and west are in the Mixed-Use Transition, MX-3 Zone District, and the neighboring properties to the south are in the High Density Residential, R5 Zone District, and Urban Neighborhood, MX-1 Zone District.
<i>Companion Application(s)</i>	MaSPR-24-01- A Major Site Plan Review to construct a drive-thru and pickup only Starbucks location. Encroachment Application Road Cut Application
<i>Scope of Work:</i>	The proposed scope of work includes demolishing existing structures and redeveloping the existing site for a drive-through and pick-up only coffee shop with no dining facilities. Vehicular entry to the site will be obtained with a proposed curb cut on North Lowell Avenue for access to the parking lot and drive-through. The drive-through exits back to North Lowell Avenue after wrapping around the north facade of the new one-story building. Pedestrian access from the right of way is provided from North Lowell Avenue. Landscaping improvements include trees, shrubs and grasses on site and street trees in the right of way. All utilities (sanitary, water, gas, electric) are accessed from North Lowell Avenue. Stormwater on site is captured and directed to an underground infiltration system prior to discharging to the municipal system on North Lowell Ave.
<i>Staff Analysis:</i>	<p><u>Pros:</u></p> <ul style="list-style-type: none"> - Redevelopment of the site will demolish three blighted structures that have a history of graffiti, unlicensed food stores, illegal cannabis events and vacancies. - Project will provide beverage café services along a major collector road. - Project proposal will introduce landscaping, trees, and stormwater management facilities reducing water run-off from the site and direct the water into an underground infiltration system. - Despite non-compliance with story requirements, the project does provide supporting commercial uses to a major collector street (W. Genesee St.) and is compatible to the other one-story buildings directly adjacent to the north, west, and east of the property. - The project proposal also shows sidewalks connecting N. Lowell Avenue to W. Genesee Street effectively improving the pedestrianization of this block. <p><u>Cons:</u></p> <ul style="list-style-type: none"> - Not applicable.
<i>Zoning Procedural History:</i>	210 Hamilton aka 1519 W. Genesee Street: <ul style="list-style-type: none"> - AS-76-14 Sign waiver Approved in 1976 - SP-88-87 Special Use Permit for Restaurant Approved in 1988 - AS-02-08 Sign waivers Approved in 2002

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Summary of Zoning History:	The subject property since the mid-60s was always one parcel but had multiple buildings on site serving different land uses at various times. Although the earliest record shows that in 1950 there was a building at 1515/1517 W. Genesee Street called Three Hour Laundry, Inc. there is no definitive way of knowing what businesses operated during those times. During the 70s, 1517 W. Genesee Street was Jimmy's News and Smoke Shop and received a sign waiver to waive area requirements for signage. Throughout the 70s into the late 80s, 1519 W. Genesee Street was a pizza shop, a Dunkin' Donuts, and a sandwich shop. In 1988 the SUP was for an ice cream parlor at the building at 1519 W. Genesee Street. After Jimmy's News and Smoke Shop, Quick Cup was the business operating at 1517 W. Genesee Street. 1519 W. Genesee Street became a Byrne Dairy somewhere between the late 80s and early 2000s. Building 3 along 210 Hamilton was the Bingo Hall. Between 2012 and 2013 the Bingo Hall became vacant, 1517 W. Genesee Street became vacant at an unknown time, and the Bryne Dairy at 1519 W. Genesee Street became vacant between 2018 and 2019. All the buildings have sat vacant since around 2019.
Code Enforcement History:	See attached code enforcement history from 2014 onward.
Summary of Changes:	This is not a continued application.
Property Characteristics:	The subject property is an irregular, 0.453-acre lot with 75.79' of frontage along W. Genesee Street, 208.49' of frontage along the adjacent property to the north, 120.66' of frontage along Hamilton Street, and 242.33' along N. Lowell Avenue. There are two, one-story wood frame buildings and a single one-story masonry building.
SEQR Determination:	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n.

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

- Area Variance Application
- Short Environmental Assessment Form Part 1 & EAF Mapper
- Architectural/Structural/Site Plans: QPK Design; Starbucks Coffee Shop; 210 Hamilton St. Syracuse, New York; REDEV CNY Construction Corp.; Site Plan Review; Project Num. 2233115.00; Dated: 12/06/23; Sheets G-001, L-001, L-002, L-003, LD-101, L-101, L-101.1, L-103, L-201, A.00, A.01, A.02, A.03).
- Boundary, Topographic, and Utility Survey. Lands Now or Formerly Known as 210 Hamilton Street. C.T. Male Associates. Prepared by Timothy O. Langdon.

Attachments:

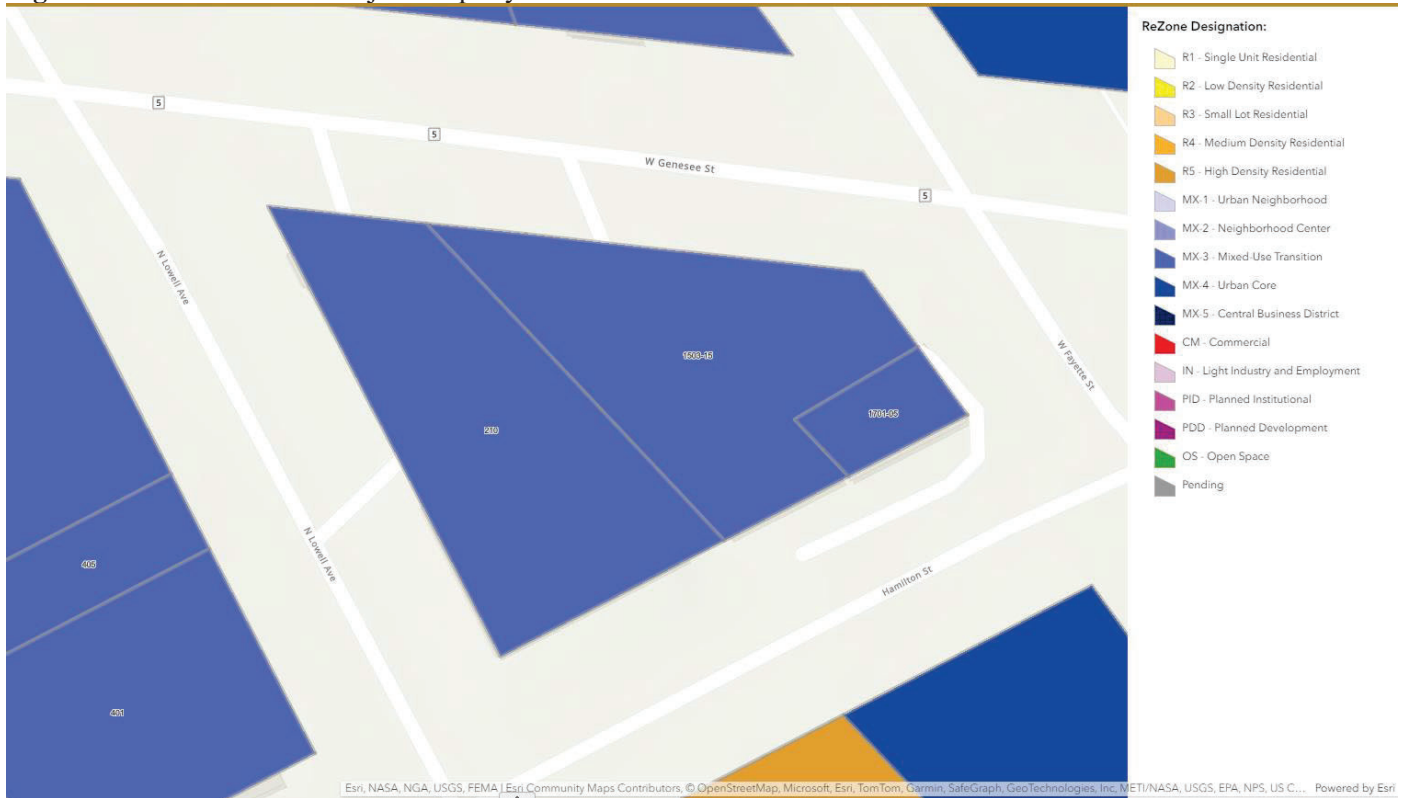
Area Variance Submittals
Code Enforcement History

IPS Comments from City Departments

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Context Maps:

Figure 1: Zone District of Subject Property

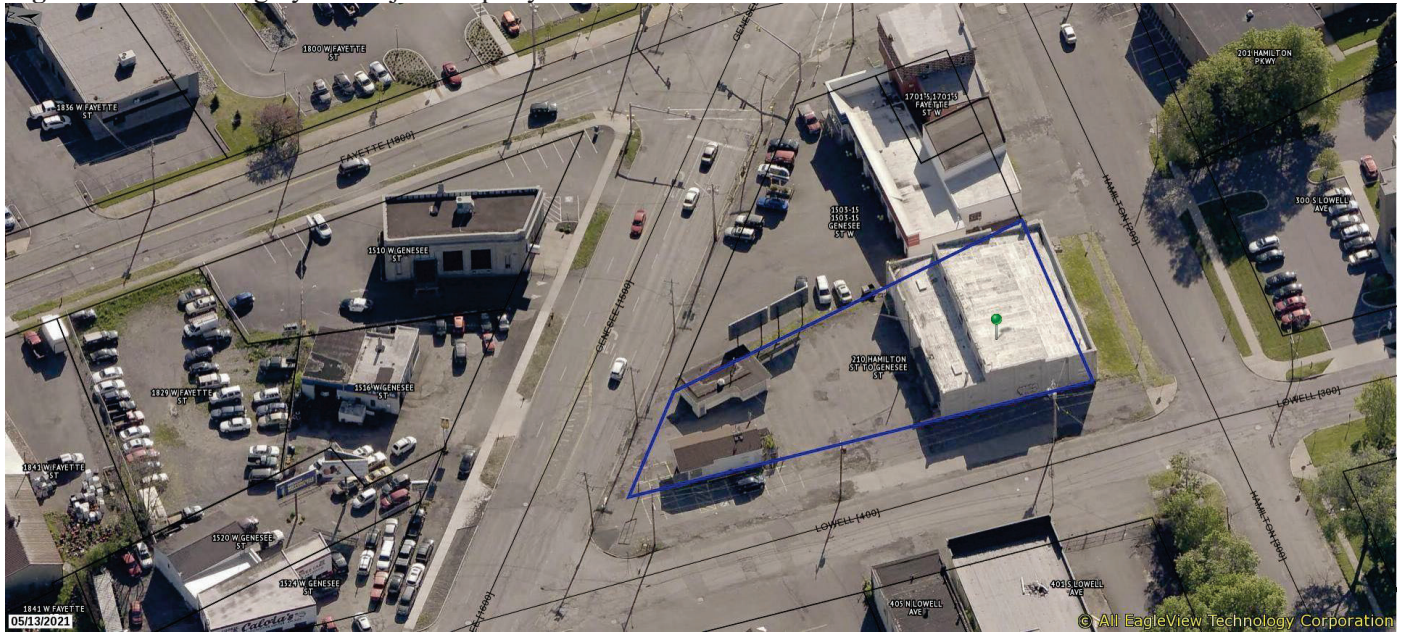


Description: Figure 1 shows the current Zone District of the subject property.

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

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Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows three buildings on subject lot on an irregularly shaped parcel
Image Source: ConnectExplorer™, Eagle View Technology Corporation

Variance Application



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

Summary of Variance Procedure

The variance procedure is summarized below. For complete details, see Sections 7.3 and 7.5.A of the Zoning Ordinance.

1	Pre-Application Conference	<i>Required</i>	
2	Application Submittal and Processing	<i>Submit to Office of Zoning Administration</i>	Submittal and Internal Review
3	Staff Review and Action	<i>Review by Office of Zoning Administration</i>	
4	Scheduling and Notice of Public Hearings	<i>Public hearing required for Board of Zoning Appeals</i>	Hearings and Decision-Making
5	Review and Decision	<i>Review and decision by Board of Zoning Appeals</i>	
6	Post-Decision Actions and Limitations	<i>Variance expires after one year (unless extension granted)</i>	

1. Pre-Application Conference

- Opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development

2. Application Submittal and Processing

- Submit to Office of Zoning Administration along with applicable fees

3. Staff Review and Action

- Applications are not considered complete until all required submittals are received
- Includes evaluation of the application under the State Environmental Quality Review Act (SEQR)

4. Scheduling and Notice of Public Hearings

- Once an application is determined ready for a public hearing, it will be scheduled for the next available hearing date with the Board of Zoning Appeals
- Notice of hearing mailed to applicant (and representative, if any), approximately 10 days prior to hearing
- Unless otherwise notified, all public hearings are held at 1:00 p.m. in Common Council Chambers on the third floor of City Hall

5. Review and Decision

- Decision shall be based only on the record of the public hearing and reduced to writing
- Decision is not final until a written resolution is adopted by the Board of Zoning Appeals and filed with the secretary to the Board

6. Post-Decision Actions and Limitations

- Variance expires if the authorized use or construction has not obtained all necessary building permits within one year of approval or an extension is granted
- All conditions of the variance approval must be met within 18 months

Variance Application



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Summary of Variance Procedure (cont.)

What is a variance and when is a variance needed for my project? If your project is not expressly allowed under the current zoning ordinance you may seek a variance from the City of Syracuse Board of Zoning Appeals. A zoning variance is an exception to a zoning ordinance that may be granted by the Board of Zoning Appeals on a case-by-case basis. Depending on the nature of the proposed project an applicant will be required to apply for either a use or an Area Variance. The evidence burden for the approval of a variance is on the applicant. Therefore the applicant should provide any evidence that may support their claim. Evidence may include financial records and estimates and detailed explanations, supported by evidence, of the nature of the project and its potential effect on the community.

A **Use Variance** is required to permit a use of land that is otherwise prohibited by the local zoning ordinance. Here, the applicant must seek permission from the Board of Zoning appeals to use the property in a manner that is not permitted in their zoning district.

Use Variance Approval Criteria

In making its determination the Board of Zoning Appeals must find that the applicant meets all of the criteria to demonstrate an unnecessary hardship on the property. A Use Variance cannot be granted without a showing by the applicant that applicable requirements of this Ordinance have caused unnecessary hardship. In order to prove unnecessary hardship, the applicant meet the requirements of New York General City Law, which requires the applicant to demonstrate that, for each and every allowed use under the zone district in which the property is located: (if the use variance is granted)

- The applicant must prove that the property is unable to achieve a reasonable return for any use allowed in that zone district;
- The applicant must prove that unique circumstances apply to the property for which the variance is requested;
- The applicant must prove that the hardship is not self-created; and
- The applicant must prove that the essential character of the neighborhood will not be altered.

Generally, the necessity for a Use Variance is more difficult to prove than the necessity for an Area Variance because all the above criteria must be proven in order to permit the Board to approve an application.

An **Area Variance** is required for a use of land in a manner that is allowable under the local zoning ordinance, but which is not allowed by the dimensional or physical requirements of the applicable zoning regulations. One seeks an area variance to seek relief from hardship created by the strict application of the zoning code.

Area Variance Approval Criteria

In making its determination, the Board of Zoning Appeals will take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

- whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the Area Variance;
- whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an Area Variance;
- whether the requested Area Variance is substantial;
- whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Zoning Appeals and shall not necessarily preclude the granting of the Area Variance.

The board of appeals, in the granting of Area Variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

Variance Application



For Office Use Only	
Zoning District:	_____
Application Number: V-	_____ - _____
Date:	_____

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Variance 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: Starbucks Coffee Shop		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 210 Hamilton St, Syracuse, NY		
Lot numbers: 03.0	Block number: 11	Lot size (sq. ft.) 19,743
Current use of property: Commercial	Proposed: Commercial	
Current number of dwelling units (if applicable):	Proposed:	
Current hours of operation (if applicable):	Proposed:	
Current onsite parking (if applicable): 31	Proposed: 16	
Zoning (base and any overlay) of property: MX-3 Mixed Use Transition		
Companion zoning applications (if applicable, list any related zoning applications): Site Plan Review, Encroachment Permit		
Project construction (check all that apply): <input checked="" type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes		
Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested): <input type="checkbox"/> Use variance <input checked="" type="checkbox"/> Area variance		
Nature and extent of variance requested (attach additional pages if necessary): Redevelopment of the existing site for a drive-through and pick-up only coffee shop with no dining facilities. Vehicular entry to the site is obtained via a proposed curb cut on North Lowell Avenue for access to the parking lot and drive-through. The drive-through exits back to North Lowell Avenue after wrapping around the north facade of the new one-story building. Pedestrian access from the right of way is provided from North Lowell Avenue. Landscaping improvements include trees, shrubs and grasses on site and street trees in the right of way. All utilities (sanitary, water, gas, electric) are accessed from North Lowell Avenue. Stormwater on site is captured and directed to an underground infiltration system prior to discharging to the municipal system on North Lowell Ave. An area variance is required for the number of stories on the building. Zone MX-3 Mixed use transition zone requires 2 stories minimum, 6 stories maximum. The proposed building is one story, which is consistent with the community character.		

Variance Application



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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: **Stephen Case (315 DEVELOPMENT LLC)**

Signature:	Date: 2/9/24
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Mailing address: **451 S Warren St. Floor 2, Syracuse, NY 13202**

Print authorized agent's name:	Date:
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Signature:	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> Authenticity </div>
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Mailing address:

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.

Variance Application



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Area Variance Test

An Area Variance is permission to build in a portion of the property that is otherwise restricted by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that the potential benefit of an Area Variance will outweigh any burden to community health, safety, and welfare through a five-part balancing test (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf for more information).

Briefly describe below how an Area Variance would affect the community using the following five tests and attach all supporting materials.

1. Neighborhood Character

Describe whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance.

The one-story building height is consistent with the neighborhood character. The existing buildings north, south, and west of the site are one story.

2. Feasibility of Alternatives

Describe whether the benefit sought by the applicant can be achieved by some other method that will be feasible for the applicant to pursue, other than an area variance.

The proposed use does not require a second story. Adding a second story would be a waste of time, energy, and materials.

3. Substantiality

Describe whether the requested area variance is substantial.

The one-story building height is consistent with the community character. A second story is not required for the use.

4. Adverse Effect

Describe whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The one-story building height is consistent with the community character. The project significantly reduces impervious area and increases green space. A substantial amount of landscaping and trees are proposed.

5. Self-Created Difficulty

Describe whether an alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

The one-story building height is consistent with the community character. While recognizing it may be a self creating hardship, Starbucks corporate management does not permit a second story addition to the building.

Variance Application



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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.
- DENIAL OF PERMIT** – provided by the City of Syracuse Central Permit Office at 315-448-8600.
- 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** – \$25 for Area Variance and Use Variance issued to the Commissioner of Finance.

Please submit three full sized and one no larger than 11x17" of all of the plans listed below (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
 - Loading dock and delivery areas
 - Dumpsters and/or trash receptacles
 - Landscaping including type, height, and number of plantings
 - Screening including parking, dumpsters, and site
 - Fencing including type and height
 - Lighting including structure heights and luminaries wattage
 - Ground signs
 - Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 - Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses.
- EXTERIOR BUILDING ELEVATIONS** with all dimensions, materials, and colors clearly illustrated and noted. (Schematics or color renderings can be submitted in addition to elevation drawings, if available.)

Short Environmental Assessment Form

Part 1 - Project Information

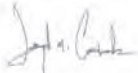
Instructions for Completing

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			
REDEV CNY			
Name of Action or Project: Starbucks Coffee Shop			
Project Location (describe, and attach a location map): 210 Hamilton St, Syracuse, NY			
Brief Description of Proposed Action: Redevelopment of the existing site for a drive-through and pick-up only coffee shop with no dining facilities. Vehicular entry to the site is obtained via a proposed curb cut on North Lowell Avenue for access to the parking lot and drive-through. The drive-through exits back to North Lowell Avenue after wrapping around the north facade of the new one-story building. Pedestrian access from the right of way is provided from North Lowell Avenue. Landscaping improvements include trees, shrubs and grasses on site and street trees in the right of way. All utilities (sanitary, water, gas, electric) are accessed from North Lowell Avenue. Stormwater on site is captured and directed to an underground infiltration system prior to discharging to the municipal system on North Lowell Ave.			
Name of Applicant or Sponsor: Joseph M. Cavender		Telephone: 315-472-7806 E-Mail: jcavender@qpkdesign.com	
Address: 450 S. Salina St.			
City/PO: Syracuse		State: NY	Zip Code: 13202
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, Site Plan Review		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.45 acres	
b. Total acreage to be physically disturbed?		0.75 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.45 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 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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? Eligible properties: "Residence", Onondaga Pottery Company, St. Patrick's Church Complex 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 <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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 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, 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: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater is collected from impervious areas on site via a series of storm structures and associated pipe prior to the eventual discharge to the municipal system		
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	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Address: 312 State Fair Blvd. Remediation at the site is complete. Prior to remediation, the contaminants of concern were PCBs, lead, polycyclic aromatic hydrocarbons (PAHs), and mercury. Remedial actions have successfully achieved soil cleanup objectives.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Joseph M. Cavender</u> Date: <u>12/12/2023</u>		
Signature: <u></u> Title: <u>RLA</u>		

EAF Mapper Summary Report

Friday, December 1, 2023 2:06 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]	Yes
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



NOT FOR CONSTRUCTION

ALL INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

STARBUCKS
COFFEE SHOP
210 HAMILTON ST.
SYRACUSE, NEW YORK

REBEY CNY
CONSTRUCTION CORP.

PROJECT STATUS
ZONING APPEALS



REVISIONS

NO.	DATE	DESCRIPTION
1	02/06/2024	22115.00
2		
3		
4		
5		
6		
7		

SHEET TITLE
STREETSCAPE
PHOTOGRAPHS

L-003

	<p>(C) KEY MAP</p>	<p>1 STREETScape PHOTO 1</p>	<p>2 STREETScape PHOTO 2</p>	<p>3 STREETScape PHOTO 3</p>	<p>4 STREETScape PHOTO 4</p>	<p>5 STREETScape PHOTO 5</p>	<p>6 STREETScape PHOTO 6</p>	<p>7 STREETScape PHOTO 7</p>
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NOT FOR CONSTRUCTION

STARBUCKS COFFEE SHOP
210 HAMILTON ST.
SYRACUSE, NEW YORK

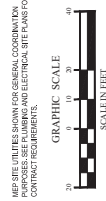
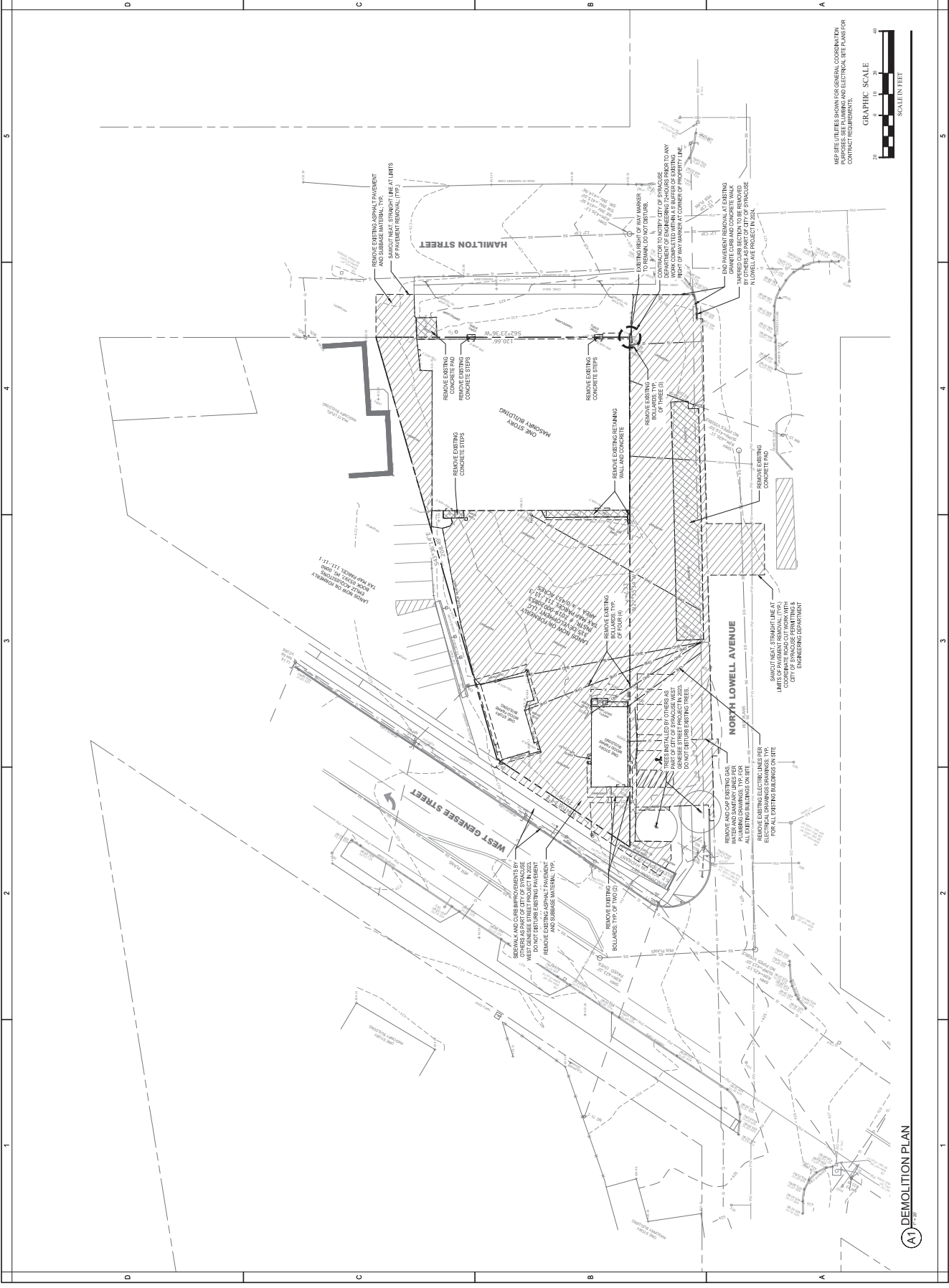
REDEY CNY CONSTRUCTION CORP.

PROJECT STATUS
ZONING APPEALS

Table with columns: NO., DATE, DESCRIPTION, PROJECT NUMBER (22115.00), DATE (02/06/2024)

REVISIONS
SHEET TITLE
DEMOLITION PLAN

LD-101



REFER UTILITIES SHOWN FOR GENERAL COORDINATION AND ELECTRICAL SET PLANS FOR CONTRACT REQUIREMENTS.

(A) DEMOLITION PLAN



NOT FOR CONSTRUCTION

PLAN, SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THE STARBUCKS COFFEE SHOP AT 210 HAMILTON STREET, SYRACUSE, NY 13204-0029. THESE DOCUMENTS ARE THE PROPERTY OF XPK DESIGN AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF XPK DESIGN.

STARBUCKS
COFFEE SHOP
210 HAMILTON ST.
SYRACUSE, NEW YORK

REDEV CNY
CONSTRUCTION CORP.

PROJECT STATUS
ZONING APPEALS



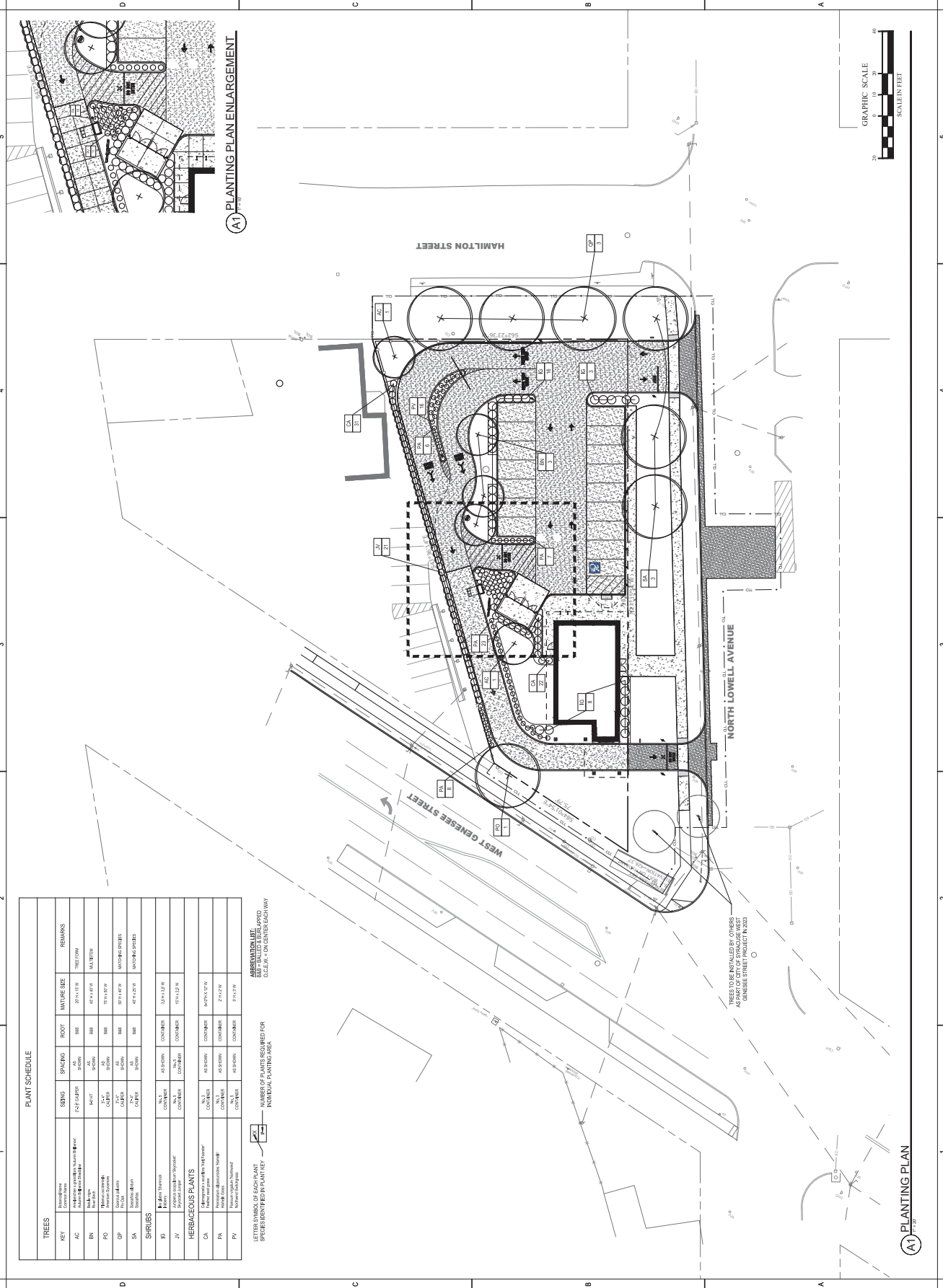
NO.	DATE	DESCRIPTION
1	2/21/15	00
2	02/06/2024	00

REVISIONS

D A T E
2/21/15.00
02/06/2024

SHEET TITLE
PLANTING PLAN

L-103

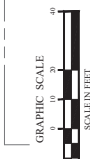


PLANT SCHEDULE					
TREES	KEY	SPACING	ROOT	MATURE SIZE	REMARKS
AC	Amelanchier canadensis 'Snowflake'	10' x 10'	60"	20' x 15' @ 15'	FREE FORM
BA	Betula nigra	10' x 10'	60"	40' x 30' @ 15'	USE 20/20
FO	Fraxinus pennsylvanica	10' x 10'	60"	30' x 20' @ 15'	USE 20/20
OP	Opuntia stricta	10' x 10'	60"	30' x 18' @ 15'	MATCH TO SPECIES
SA	Sorbus aria	10' x 10'	60"	40' x 20' @ 15'	MATCH TO SPECIES
SHRUBS					
IB	Ilex	AS SPEC.	CONTRIB.	10' x 10' @ 15'	
JV	Juncus	AS SPEC.	CONTRIB.	10' x 10' @ 15'	
HERBACEOUS PLANTS					
GA	Grass	AS SPEC.	CONTRIB.	30" x 12" @ 15'	
PA	Perennial	AS SPEC.	CONTRIB.	2' x 2' @ 15'	
PV	Perennial	AS SPEC.	CONTRIB.	1' x 1' @ 15'	

LETTER SYMBOLS OF EACH PLANT SPECIFICATION TO BE INSTALLED FOR PLANTING AREA. NUMBER OF PLANTS REQUIRED FOR INDIVIDUAL PLANTING AREA.

ABBREVIATION REF:
IB = ILEX
GA = GRASS
PA = PERENNIAL
PV = PERENNIAL

TREES TO BE INSTALLED BY OTHERS ARE SHOWN WITH A DOTTED LINE AND A REFERENCE TO THE GENESSEE STREET PROJECT N 2023.



(A1) PLANTING PLAN



EXP DATE: MAY 31, 2020
 I HAVE REVIEWED THE DESIGN AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW YORK. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE DESIGN OR THE CONSTRUCTION OF THE PROJECT. THE DESIGN IS BASED ON THE INFORMATION PROVIDED TO ME BY THE CLIENT AND I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT.

STARBUCKS
 COFFEE SHOP
 241 MAIN ST.
 SYRACUSE, NEW YORK
 REBEY ONY
 CONSTRUCTION CORP.

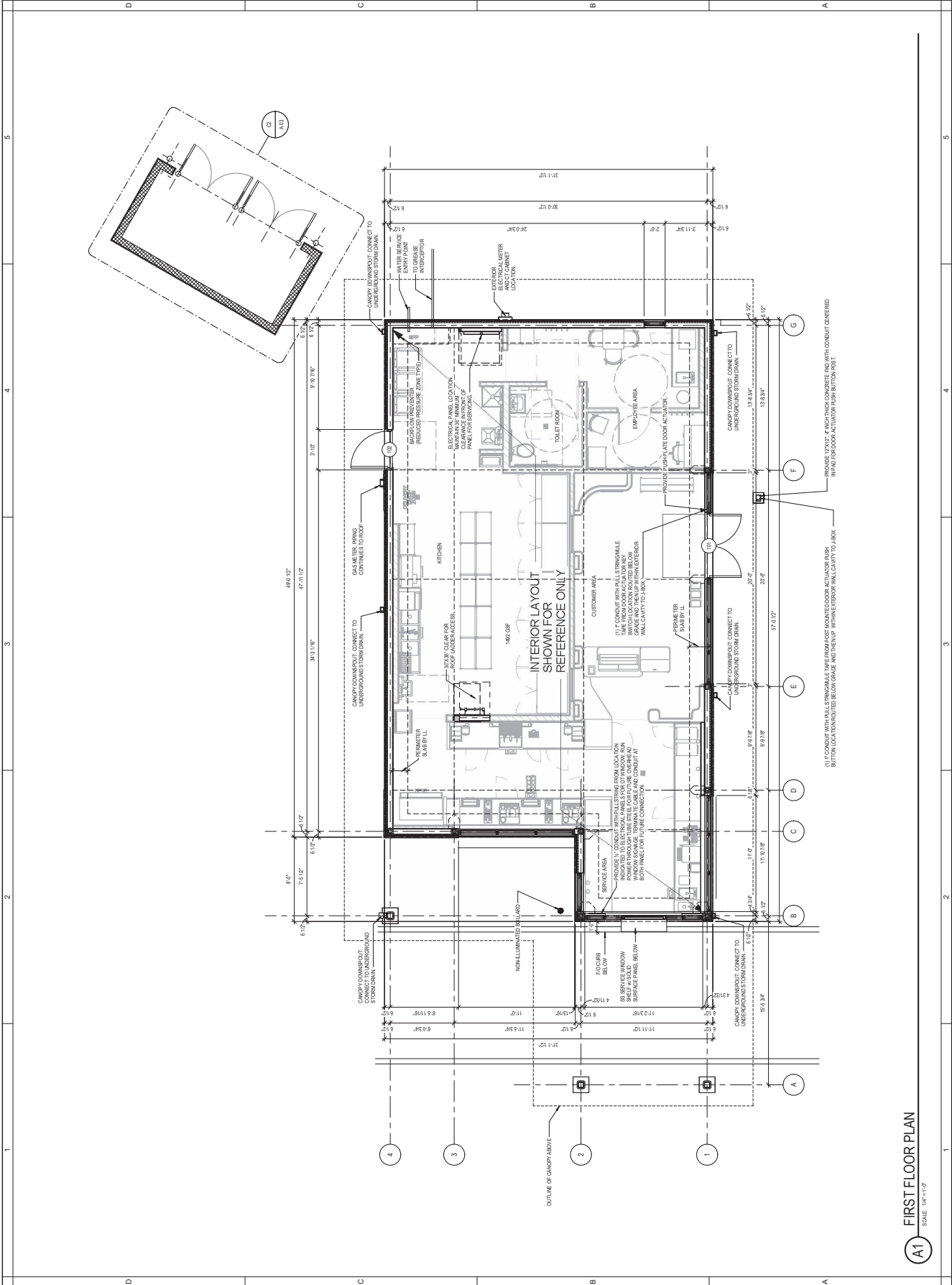
PROJECT STATUS
 SITE PLAN REVIEW



REVISIONS	PROJECT NUMBER
	23115.00
	12062323

SHEET TITLE
 FLOOR PLANS

A.00



(A1) FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

Agency Use Only [If applicable]

Project: V-24-01

Date: 02/22/2024

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:		
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:	V-24-01
Date:	02/22/2024

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.	
Board of Zoning Appeals	02/22/2024
Name of Lead Agency	Date
Stewart Koenig	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

City of Syracuse

Parcel History

01/01/1900 - 02/16/2024
 Tax Map #: 111.-11-03.0
 Owners: 315 Development, LLC
 Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
210 Hamilton St To Genesee St	03/03/76	Project	Sign Waiver	Approved with	AS-76-014 Waiver of area. (JIMMY'S NEWS). aka 210 Hamilton St to Genesee St W & Lowell Ave
210 Hamilton St To Genesee St	03/09/88	Project	SP - Restaurant	Approved	SP-88-07 Non-substantial modification of a package food restaurant aka 210 Hamilton St to Genesee St W & Lowell Ave N
210 Hamilton St To Genesee St	05/21/02	Project	Sign Waiver	Approved with	AS-02-08 WAIVER OF AREA (BYRNE DAIRY)
210 Hamilton St To Genesee St	02/18/14	Inspection	Fire Safety Inspection	Fail	
210 Hamilton St To Genesee St	02/19/14	Complaint	Fire Safety	Open	2014-03058
210 Hamilton St To Genesee St	02/19/14	Violation	2010 IFC - Section 1028.3 - Obstructions	Open	
210 Hamilton St To Genesee St	02/19/14	Violation	2010 IFC - Section 1029.2 - Locks and latches	Open	
210 Hamilton St To Genesee St	02/19/14	Violation	SPCC - Section 27-57 (a) (17) - Improper Extens. Cord Use	Open	
210 Hamilton St To Genesee St	02/19/14	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Open	
210 Hamilton St To Genesee St	02/19/14	Violation	SPCC - Section 27-57 (a) (7) - Wiring/Equip. Not Secured	Open	
210 Hamilton St To Genesee St	02/19/14	Violation	2010 IMC - Section 604.3 - Electrical system hazards	Open	
210 Hamilton St To Genesee St	02/19/14	Violation	2010 IFC - Section 605.1 - Abatement of electrical hazards	Open	
210 Hamilton St To Genesee St	02/19/14	Violation	2010 IMC - Section 605.1 - Installation	Open	
210 Hamilton St To Genesee St	02/19/14	Violation	2010 IFC - Section 605.3 - Working space and clearance	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
210 Hamilton St To Genesee St	02/19/14	Violation	2010 IFC - Section 605.5 - Extension cords	Open	
210 Hamilton St To Genesee St	02/19/14	Violation	2010 IFC - Section 605.6 - Unapproved conditions	Open	
210 Hamilton St To Genesee St	02/19/14	Violation	2010 IMC - Section 702.3 - Locked doors	Open	
210 Hamilton St To Genesee St	03/20/14	Permit Application	Electric	Issued	14498 Electric
210 Hamilton St To Genesee St	03/21/14	Inspection	Inspector Notification	In Progress	
210 Hamilton St To Genesee St	03/27/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	04/16/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	04/30/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	05/22/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	06/23/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	07/14/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	07/28/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	08/11/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	09/02/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	09/15/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	09/29/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	10/13/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	10/27/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	11/10/14	Inspection	Progress Inspection	In Progress	
210 Hamilton St To Genesee St	03/26/15	Inspection	Final Inspection	Pass	
210 Hamilton St To Genesee St	03/27/15	Completed Permit	Electric	Certificate Issued	14498 Electric Certificate of Completion #14498
210 Hamilton St To Genesee St	06/01/16	Inspection	Codes - Licensing	Pass	
210 Hamilton St To Genesee St	06/01/16	Inspection	Codes Electric - Licensing	Fail	
210 Hamilton St To Genesee St	06/01/16	Inspection	Fire Prevention - Licensing	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
210 Hamilton St To Genesee St	06/02/16	Violation	SPCC - Section 27-57 (a) - Service Not Grounded	Closed	
210 Hamilton St To Genesee St	06/02/16	Violation	2010 IMC - Section 605.1 - Installation	Closed	
210 Hamilton St To Genesee St	06/30/16	Inspection	Codes Electric - Licensing	In Progress	
210 Hamilton St To Genesee St	07/21/16	Inspection	Codes Electric - Licensing	Pass	
210 Hamilton St To Genesee St	11/28/16	Completed Complaint	Street Need Plowing/Salt	Completed	2016-32748 caller states that the whole Tipp Hill area has not been plowed and a school bus is stuck at the corner of hamilton and milton.
210 Hamilton St To Genesee St	05/31/18	Inspection	Fire Prevention - Licensing	Pass	
210 Hamilton St To Genesee St	05/31/18	Inspection	Codes - Licensing	Pass	
210 Hamilton St To Genesee St	05/31/18	Inspection	Codes Electric - Licensing	Pass	
210 Hamilton St To Genesee St	06/12/18	Complaint	Cert of Use - Restaurant	x Business Closed	CU2014-0267 Niki's Quick Cup
210 Hamilton St To Genesee St	03/25/22	Complaint	Cert of Use - Food Store	x Denied -	CU2022-0014 Hollywood Snack Shop
210 Hamilton St To Genesee St	04/04/22	Inspection	Fire Prevention - Licensing	Fail	
210 Hamilton St To Genesee St	04/04/22	Inspection	Complaint Inspection	Fail	
210 Hamilton St To Genesee St	04/04/22	Violation	SPCC - Section 27-72 (e) - Trash & Debris	Closed	
210 Hamilton St To Genesee St	04/04/22	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
210 Hamilton St To Genesee St	04/12/22	Inspection	Complaint Inspection	Pass	
210 Hamilton St To Genesee St	04/13/22	Inspection	Codes - Licensing	Fail	
210 Hamilton St To Genesee St	04/13/22	Inspection	Codes Electric - Licensing	Fail	
210 Hamilton St To Genesee St	04/14/22	Violation	2020 PMCNYS - Section 304.6 - Exterior Walls	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
210 Hamilton St To Genesee St	04/14/22	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Open	
210 Hamilton St To Genesee St	04/14/22	Violation	2020 PMCNYS - Section 304.3 - Premises Identification	Open	
210 Hamilton St To Genesee St	04/14/22	Violation	2020 FCNYS - 906.2 - General Requirements	Open	
210 Hamilton St To Genesee St	04/14/22	Violation	2020 PMCNYS- Section 705.1 - Carbon monoxide alarms and detectors	Open	
210 Hamilton St To Genesee St	04/14/22	Violation	2020 Property Maintenance Code of NYS Part 105.2	Open	
210 Hamilton St To Genesee St	04/14/22	Violation	2020 PMCNYS - Section 302.3 - Sidewalks and Driveways	Open	
210 Hamilton St To Genesee St	04/14/22	Violation	2020 Property Maintenance Code of NYS Part 105.2	Open	
210 Hamilton St To Genesee St	04/18/22	Completed Complaint	Complaint Reqst - General	Completed	2022-02559 T+D Graffiti
210 Hamilton St To Genesee St	04/25/22	Inspection	Fire Prevention - Licensing	No Progress	
210 Hamilton St To Genesee St	05/02/22	Inspection	Codes - Licensing	No Progress	
210 Hamilton St To Genesee St	05/02/22	Inspection	Codes Electric - Licensing	No Progress	
210 Hamilton St To Genesee St	05/27/22	Inspection	Codes - Licensing	No Progress	
210 Hamilton St To Genesee St	05/27/22	Inspection	Codes Electric - Licensing	No Progress	
210 Hamilton St To Genesee St	06/30/22	Inspection	Codes - Licensing	No Progress	
210 Hamilton St To Genesee St	06/30/22	Inspection	Codes Electric - Licensing	No Progress	
210 Hamilton St To Genesee St	07/28/22	Inspection	Codes - Licensing	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
210 Hamilton St To Genesee St	07/28/22	Inspection	Codes Electric - Licensing	No Progress	
210 Hamilton St To Genesee St	08/10/22	Inspection	Fire Prevention - Licensing	Fail	
210 Hamilton St To Genesee St	08/11/22	Inspection	Codes - Licensing	No Progress	
210 Hamilton St To Genesee St	08/11/22	Inspection	Codes Electric - Licensing	No Progress	
210 Hamilton St To Genesee St	08/22/22	Inspection	Fire Prevention - Licensing	No Progress	
210 Hamilton St To Genesee St	09/06/22	Inspection	Codes - Licensing	Fail	
210 Hamilton St To Genesee St	09/06/22	Inspection	Codes Electric - Licensing	Fail	
210 Hamilton St To Genesee St	09/21/22	Inspection	Complaint Inspection	Fail	
210 Hamilton St To Genesee St	09/21/22	Violation	SPCC - Section 27-115 (a) Designation and vacation of unfit premises	Closed	
210 Hamilton St To Genesee St	09/21/22	Violation	SPCC - Section 27-115 (g) Reoccupying an unfit premises	Closed	
210 Hamilton St To Genesee St	09/21/22	Violation	2020 PMCNYS - Section 107.1.4 - Unlawful Structures	Closed	
210 Hamilton St To Genesee St	09/21/22	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Closed	
210 Hamilton St To Genesee St	10/03/22	Inspection	Complaint Inspection	Fail	
210 Hamilton St To Genesee St	10/06/22	Inspection	Codes - Licensing	Fail	
210 Hamilton St To Genesee St	10/06/22	Inspection	Codes Electric - Licensing	Fail	
210 Hamilton St To Genesee St	10/12/22	Completed Complaint	Property Maintenance- Int	Completed	2022-08522 210 Hamilton St (rear building) Illegal Occupancy and Unlawful (UNFIT)
210 Hamilton St To Genesee St	10/12/22	Inspection	Complaint Re-Inspection	Pass	
210 Hamilton St To Genesee St	11/02/22	Inspection	Codes - Licensing	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
210 Hamilton St To Genesee St	11/02/22	Inspection	Codes Electric - Licensing	Fail	
210 Hamilton St To Genesee St	12/05/22	Inspection	Codes - Licensing	Fail	
210 Hamilton St To Genesee St	12/05/22	Inspection	Codes Electric - Licensing	Fail	
210 Hamilton St To Genesee St	12/09/22	Inspection	Fire Prevention - Licensing	No Progress	
210 Hamilton St To Genesee St	01/06/23	Inspection	Fire Prevention - Licensing	No Progress	
210 Hamilton St To Genesee St	01/06/23	Inspection	Codes - Licensing	No Progress	
210 Hamilton St To Genesee St	01/06/23	Inspection	Codes Electric - Licensing	No Progress	
210 Hamilton St To Genesee St	02/09/23	Inspection	Codes - Licensing	Fail	
210 Hamilton St To Genesee St	02/09/23	Inspection	Codes Electric - Licensing	Fail	
210 Hamilton St To Genesee St	03/06/23	Inspection	Fire Prevention - Licensing	No Progress	
210 Hamilton St To Genesee St	03/10/23	Inspection	Codes - Licensing	Fail	
210 Hamilton St To Genesee St	04/14/23	Inspection	Fire Prevention - Licensing	No Progress	
210 Hamilton St To Genesee St	04/25/23	Inspection	Codes - Licensing	No Progress	
210 Hamilton St To Genesee St	05/24/23	Inspection	Codes - Licensing	Fail	
210 Hamilton St To Genesee St	05/31/23	Inspection	Fire Prevention - Licensing	No Progress	
210 Hamilton St To Genesee St	06/15/23	Inspection	Codes - Licensing	No Progress	
210 Hamilton St To Genesee St	07/06/23	Inspection	Fire Prevention - Licensing	Fail	
210 Hamilton St To Genesee St	07/21/23	Inspection	Vacant - New Complaint Inspection	Fail	
210 Hamilton St To Genesee St	07/24/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Open	
210 Hamilton St To Genesee St	07/24/23	Violation	2020 PMCNYS - Section 304.6 - Exterior Walls	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
210 Hamilton St To Genesee St	07/24/23	Violation	SPCC - Section 27-73 (b) - Graffiti	Open	
210 Hamilton St To Genesee St	07/24/23	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Open	
210 Hamilton St To Genesee St	07/24/23	Violation	SGOC - Section 54-5(A) - Lead Abatement and Control Deteriorated Paint Violation - Exterior Non-Residential	Open	
210 Hamilton St To Genesee St	07/24/23	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Open	
210 Hamilton St To Genesee St	07/24/23	Violation	2020 PMCNYS - Section 304.8 - Decorative features	Open	
210 Hamilton St To Genesee St	07/24/23	Complaint	Vacant House	Referred to BAA	V2023-0930 Failure to apply for vacant property registryr/ exterior violations Parcel has three buildings all of which are vacant
210 Hamilton St To Genesee St	07/26/23	Inspection	Codes - Licensing	No Progress	
210 Hamilton St To Genesee St	08/14/23	Inspection	Vacant Property - Routine Inspection	No Progress	
210 Hamilton St To Genesee St	09/07/23	Inspection	Vacant Property - Routine Inspection	No Progress	
210 Hamilton St To Genesee St	09/08/23	Inspection	Complaint Re-Inspection	No Progress	
210 Hamilton St To Genesee St	09/22/23	Inspection	Vacant Property - Routine Inspection	No Progress	
210 Hamilton St To Genesee St	10/05/23	Permit Application	Site Work	Holding For	49995 Site Work
210 Hamilton St To Genesee St	10/18/23	Inspection	Complaint Re-Inspection	No Progress	
210 Hamilton St To Genesee St	10/20/23	Inspection	Vacant Property - Routine Inspection	No Progress	
210 Hamilton St To Genesee St	10/25/23	Complaint	Suppression-not sprinkler	Open	2023-07428 Removed ANSUL without permission
210 Hamilton St To Genesee St	10/25/23	Violation	Section 901.8 - Removal of or tampering with equipment	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
210 Hamilton St To Genesee St	11/17/23	Inspection	Vacant Property - Routine Inspection	<None>	
210 Hamilton St To Genesee St	11/24/23	Inspection	Fire Inspector Notification	No Work Started	
210 Hamilton St To Genesee St	12/05/23	Inspection	Complaint Re-Inspection	No Progress	
210 Hamilton St To Genesee St	12/11/23	Complaint	Property Maintenance-Ext	Open	2023-08286 Graffiti
210 Hamilton St To Genesee St	12/11/23	Inspection	Complaint Inspection	Fail	
210 Hamilton St To Genesee St	12/11/23	Violation	SPCC - Section 27-73 (b) - Graffiti	Open	
210 Hamilton St To Genesee St	12/20/23	Inspection	Complaint Re-Inspection	Fail	
210 Hamilton St To Genesee St	01/02/24	Project	Major Site Plan Review	Active	MaSPR-24-01 Demolish existing structure and redevelop site for a drive-through and pick-up only coffee shop (starbucks) with no dining facility.
210 Hamilton St To Genesee St	01/09/24	Inspection	Complaint Re-Inspection	No Progress	
210 Hamilton St To Genesee St	01/10/24	Inspection	Codes - Licensing	N/A	
210 Hamilton St To Genesee St	01/19/24	Inspection	Complaint Re-Inspection	Fail	
210 Hamilton St To Genesee St	02/07/24	Inspection	Complaint Re-Inspection	N/A	
210 Hamilton St To Genesee St	02/08/24	Project	Variance (Area)	Active	V-24-01 An area Variance to Deviate from the 2-story minimum required in MX-3 Zone Districts and have a 1-story structure.
210 Hamilton St To Genesee St	02/14/24	Permit Application	Encroach (Minor)	In Review	PC-0056-24 QPK Design on behalf of 315 Development owners of 210 Hamilton St are requesting an encroachment waiver for the sidewalk that will run from the parking lot to the building the parking lot to the building and will encroach 4' into the Lowell St ROW

Jake Dishaw
Zoning Administrator

300 South State St, Suite 700
Syracuse, NY 13202



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: 315 Development LLC

From: , Zoning Planner

Date: 02/16/2024

Re: Variance (Area) V-24-01
210 Hamilton St To Genesee St, Syracuse, 13204

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

These comments will also be forwarded to the BZA for their consideration. Please modify the proposal and/or provide written comments as maybe necessary to address the comments and submit to Syracuse Zoning Office, Room 500, City Hall Commons, Syracuse, NY 13202, or Zoning@syrgov.net as soon as possible.

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

Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	02/08/2024		
Zoning Planner	Pending	02/08/2024		
Zoning Administrator	Pending	02/08/2024		
DPW Street Repair - Zoning	Pending	02/08/2024		
DPW Commissioner - Zoning	Pending	02/08/2024		
DPW Sewers - Zoning	Internal Review Complete	02/12/2024	Vinny Esposito	SWPPP must be submitted and approved by the City Engineer.
DPW Sidewalks - Zoning	Pending	02/08/2024		
DPW Traffic Control- Zoning	Pending	02/08/2024		