



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-25-02</u>	<i>Staff Report – February 6th, 2025</i>				
<i>Application Type:</i>	Area Variance				
<i>Project Address:</i>	2564-70 East Erie Boulevard (Tax Map ID: 035.02-57.0)				
<i>Summary of Proposed Action:</i>	The applicant requests an Area Variance seeking relief from the requirement in ReZone, Art. 2, Sec. 2.9B(C), that requires 60% of the building footprint to be two stories. The applicant is proposing to establish an “Automobile Repair, Light” Land Use Type.				
<i>Owner/Applicant</i>	Ray Bartolai (Owner/Applicant) Paul Deeley (Applicant)				
<i>Zoning Violations</i>	The proposed project seeks violate ReZone, Art. 2, Sec. 2.9B(C), which requires 60% of the building footprint to be two stories for properties within the MX-3: Mixed-Use Transition Zone District.				
	<table><tr><th>Prohibited in Zoning Code</th><th>Proposed by Applicant</th></tr><tr><td>Less than 60% of the building footprint to be below two stories</td><td>Proposed development consists of a one-story, 2,400 square foot addition at the rear of the existing one-story building. Zero percent of the building footprint will meet the two-story minimum height requirement for the MX-3 District.</td></tr></table>	Prohibited in Zoning Code	Proposed by Applicant	Less than 60% of the building footprint to be below two stories	Proposed development consists of a one-story, 2,400 square foot addition at the rear of the existing one-story building. Zero percent of the building footprint will meet the two-story minimum height requirement for the MX-3 District.
Prohibited in Zoning Code	Proposed by Applicant				
Less than 60% of the building footprint to be below two stories	Proposed development consists of a one-story, 2,400 square foot addition at the rear of the existing one-story building. Zero percent of the building footprint will meet the two-story minimum height requirement for the MX-3 District.				
<i>Existing Zone District:</i>	Mixed-Use Transition (MX-3) Zone District				
<i>Surrounding Zone Districts:</i>	The neighboring properties to the west and east are also within the MX-3 Zone District. The neighboring properties to the south are within the R1: Single-Unit Residential Zone District and the neighboring properties to the north are located within the CM: Commercial Zone District.				
<i>Companion Application(s)</i>	SUP-24-27: Special Use Permit Application to establish a “Light Automobile Repair” Use Type. MiSPR-24-88: Minor Site Plan Application for site improvements, exterior renovations and the change of use from “vacant” to “light automobile repair”.				
<i>Scope of Work:</i>	There is no scope of work associated with this Area Variance.				
<i>Staff Analysis:</i>	<u>Factors:</u> - The subject property, located at 2564-70 Erie Blvd. E is 38,300 SF, improved by a single-story block building totaling 4,000 square feet in size, and has 7,000 square feet of asphalt. The current building conforms to all the dimensional standards other than the minimum story requirement. See property characteristics for compliance with dimensional standards.				
	<u>Staff Analysis of Applicant’s Area Variance Criteria</u> The structure is nonconforming. The applicant is requesting to expand a nonconforming structure, which is prohibited by ReZone Art. 1, Sec. 1.5 D.(1). An area variance cannot be used as a vehicle to overcome the prohibition on expanding nonconforming structures. Recommended conditions if approved: 1. This Area Variance shall adhere to the general area variance conditions. 2. This Area Variance is contingent of the companion special use permit, SP-24-27, being approved by the City Planning Commission and MiSPR-24-88,				

	approved by the Zoning Administration.
Zoning Procedural History:	AS-79-06 Sign Waiver to Erect Two Signs, One Ground Sign and One Wall Sign Approved R-70-02 Resubdivision to combine 15 parcels into 11 new lots Approved
Summary of Zoning History:	In March 1979, the Zoning Administrator approved a sign waiver to erect one wall sign and one ground sign being approximately 123 square feet in size located on the subject property. The wall sign was approximately 3' x 5' in size and the ground sign was 8'9" x 12' square foot, double-faced and located in the front façade of the building. In April 1970, the City Planning Commission approved the Resubdivision R-70-02 to combine 15 lots into 11 new lots. The parcels are located along the commercial corridor of Erie Blvd. E, and move east towards 125 Seeley Rd. and 201-207 Seeley Rd.
Code Enforcement History:	See Attached Code Enforcement History.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<u>Existing property characteristics:</u> The subject lot for 2564-70 Erie Blvd. E is an irregularly shaped parcel totaling 38, 768 square feet (0.89 Acres). The property has one primary street frontage with 98.97 feet of along Erie Blvd. E. The eastern property line borders 391.4 feet along 2572-74 Erie Blvd. E, the western property line borders 382.53 feet along 2540-50 Erie Blvd. E and the southern property line borders 99.39 feet along 201 Seeley Rd. The property is improved by a 4,000 square foot one-story masonry building, 20,050 square feet of asphalt and gravel surfaces, and the remaining 14,718 square feet of land is permeable surface.
SEQR Determination:	Pursuant to 6 NYCRR §617.2(al), 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 review criteria of Onondaga County Planning Board.

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

- Area Variance application
- Short Environmental Assessment Form Part 1
- Site, Floor and Elevations Plans of “Big E-Tire & Auto Service, 2564-70 Erie Boulevard East, Syracuse New York ” (Sheets: A2-1, A901, A101, A003. C-1, C-2, C-3, C-4, C-5, C-6) Drawn by Licensed Architect Daniel Griffiths of Griffiths Engineering & Architecture, PLLC. Scale: As Noted.
- “Topographic Survey of Lot No. 252-B, Resubdivision of Lots 245, 246,247,248,249,250,251,252 & 253 and Part of Lots 244,254,255, 256, 257 & 258, Montclair Annex, City of Syracuse Onondaga County New York.” Drawn by Licensed New York Surveyor Timothy Coyer of Ianuzzi & Romans Land Surveying P.C. Scale; As Noted

Attachments:

- Area Variance Application
- Short Environmental Assessment Form Part 2 & Part 3
- Photographs of Site
- IPS Comments from City Departments
- Proposed and Existing Site and Floor Plans

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

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS Planning™, Eagle View Technology Corporation

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Variance Application



Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov.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	Required	
2	Application Submittal and Processing	Submit to Office of Zoning Administration	Submittal and Internal Review
3	Staff Review and Action	Review by Office of Zoning Administration	
4	Scheduling and Notice of Public Hearings	Public hearing required for Board of Zoning Appeals	Hearings and Decision-Making
5	Review and Decision	Review and decision by Board of Zoning Appeals	
6	Post-Decision Actions and Limitations	Variance expires after one year (unless extension granted)	

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: _____

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

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: Big E Tire and Auto Service Center		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 2564 Erie Boulevard East		
Lot numbers: 252-B	Block number: 035.02-57.0	Lot size (sq. ft.) 39,10 sf
Current use of property: Vehicle & Equipment/ Automobile Repair- Heavy Proposed: Auto Repair - Light		
Current number of dwelling units (if applicable): N/A		Proposed: N/A
Current hours of operation (if applicable): N/A		Proposed: 8 am - 6 pm
Current onsite parking (if applicable): 10 (no designated spaces currently)		Proposed: 15 (total spaces)
Zoning (base and any overlay) of property: Mixed Use Transitional (MX-3)		
Companion zoning applications (if applicable, list any related zoning applications): N/A		
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): The zoning requirements for the type of building in this location require a two-story structure on the building lot located at 2564 Erie Boulevard East, Syracuse NY. The existing building at this address is a single-story building; however, the repair facility is taller than the most single-story buildings as it contains vehicle repair bays that require a substantial increase in height. The existing structure fits the neighborhood well and is the standard neighborhood's character. The existing building is a professional looking business and a well-proportioned structure that could be considered an anchor for the neighborhood, as it is a stand-alone building with its own parking lot that makes it a destination on the boulevard. The proposed building addition will match the existing building's height and it will appear taller due to the additions roof style, but will still be, technically, a single-story building. As the addition sets further back on the lot, its impact from the street is less than if it was closer to the right-of-way. The taller roof height of the addition will have the appearance of a second-story building, as it also is a vehicle service bay facility.		

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: Ray Bartolai

Signature:

Handwritten signature of Ray Bartolai in black ink.

Date: 1-8-2025

Mailing address: 925 S. State Street Clarks Summit, PA 18411

Print authorized agent's name: Paul Deeley

Date: 1-8-2025

Signature:

Handwritten signature of Paul Deeley in black ink.

Mailing address: 709 Conklin Road Binghamton, NY 13903

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.

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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 variance would reinforce the existing character of the neighborhood as the status quo would be in effect. The string of businesses along the boulevard are well established, and the building's addition, located to the rear of the property, matches the height and width of the existing building.

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.

A feasible alternative to building a second story to the proposed building addition would be to make the addition look like a two story building. To what end this would it serve; to window-dress a building. Honesty in form and function should be justly employed. The building's roof is higher than a single story and is already producing the desired effect of a two-story structure while it is doing so by being true to its function.

3. Substantiality

Describe whether the requested area variance is substantial.

Substantially is very subjective. The established codification of two stories for all new construction in the district (area) has been in effect for over a year. As the proposed single-story building is 27' to the peak of its roof, an additional story would push this height to 37'. The complexity of constructing an additional story would be substantial.

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 granting of the area variance would not have an adverse affect or impact on the physical or environmental conditions in the neighborhood. As described in the 'Neighborhood Character' question above, the character of the area will remain the same.

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 difficulty is largely self-created; however, the intent was not to change the character of the neighborhood or to adversely effect any of the surrounding businesses of the boulevard. Quite to the contrary, the building's addition is taller than the existing building and has all the qualities that the regulations are intended to achieve, with the exception of the building being only a single story.

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.

- ☐ **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

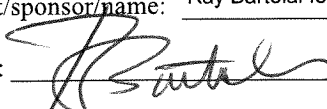
Instructions for Completing

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				
Name of Action or Project: BIG - E TIRE AND AUTO SERVICE CENTER				
Project Location (describe, and attach a location map): 2564 ERIE BOULEVARD EAST				
Brief Description of Proposed Action: BUILDING RENOVATION OF AN EXISTING AUTO REPAIR FACILITY WITH SIMILAR USE AND THE EXPANSION OF THE FACILITY WITH A 2400 SF BUILDING ADDITION. THE ADDITION WILL HAVE A NEW DRIVE/ PARKING AREA THAT WILL CONNECT TO THE EXISTING DRIVE/PARKING AREA.				
Name of Applicant or Sponsor: Ray Bartolai - Big E Tire, Director of Development & Property Management		Telephone: E-Mail: raybartolai@kosttirepa.com		
Address: 2564 Erie Blvd East #70				
City/PO: Syracuse		State: NY	Zip Code: 13224	
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"/>	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:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? .879 acres b. Total acreage to be physically disturbed? .124 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .879 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

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	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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <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, <div style="margin-left: 40px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> 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 from the site (roof & parking area) will be directed to the storm drains located on Erie Blvd. No modification to existing 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 checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Ray Bartolai for Big E Tire</u> Date: <u>November 12, 2024</u> Signature: <u></u> Title: <u>Director of Development</u>		



Griffiths Engineering and Architecture, PLLC
33 Washington Street, Suite 2
Binghamton, New York 13903
T. (607) 724-2400
F. (607) 724-2436

Seal

Designed by:	Date:	08/14/2024
Drawn by:	Project No.:	2024-172
PMD	DG	
Unauthorised alteration of this drawing is a violation of the New York State Education Law, Section 2209, subsection 2.		
Plot sale:		
AS NOTED		

Cover Sheet

Big E Tire & Auto Service

Project Location:

Sheet Number:

G001



BIG E TIRE & AUTO SERVICE

363 COURT ST,
BINGHAMTON, NY 13904

75% CHECK SET:
NOVEMBER 17, 2024

GENERAL CONSTRUCTION NOTES

- THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE DRAWINGS TO THE OWNER OR ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCING THE WORK.
- THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL OBTAIN ALL NECESSARY PERMITS, APPROVALS, CERTIFICATES OF OCCUPANCY, AND ANY OTHER AUTHORIZATIONS REQUIRED BY LOCAL MUNICIPAL AGENCIES HAVING JURISDICTION FOR THE PROJECT; UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL WORK INDICATED ON THESE DRAWINGS SHALL BE PERFORMED BY THE CONTRACTOR, UNLESS NOTED OTHERWISE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST NEW YORK STATE INTERNATIONAL RESIDENTIAL CODE (NYSIRC) AND ALL APPLICABLE MUNICIPAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE TO THE OWNER PROOF OF COMPENSATION INSURANCE, LIABILITY INSURANCE, AND ANY OTHER INSURANCES AS REQUIRED BY THE NEW YORK STATE LAW.
- ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER WITH QUALIFIED MECHANICS IN THEIR TRADE.
- EACH TRADE SHALL PROMPTLY REPORT TO THE OWNER, THROUGH THE CONTRACTOR, ANY AND ALL CONDITIONS WHICH MIGHT INTERFERE WITH, OR OTHERWISE AFFECT OR PREVENT, THE PROPER INSTALLATION, EXECUTION, AND/OR COMPLETION OF THEIR WORK, AND SHALL NOT COMMENCE ANY WORK UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED.
- ANY AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO THE START OF CONSTRUCTION.
- INCIDENTAL WORK MAY BE NECESSARY IN AREAS NOT SHOWN ON THE DRAWINGS DUE TO CHANGES AFFECTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO PART OF THIS CONTRACT. INSPECT THOSE AREAS, AND ASCERTAIN WORK NEEDED AND PERFORM THAT WORK AT NO ADDITIONAL COST.
- ALL MATERIALS AND EQUIPMENT, INCORPORATED INTO THE WORK, SHALL BE NEW AND BEAR THE MANUFACTURER'S LABELING AND OTHER MARKINGS.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL SUBCONTRACTORS FOR RESPECTIVE UTILITY PENETRATIONS OR SLEEVES AT THE WALL, FLOOR AND ROOF AREAS. THE GENERAL CONTRACTOR SHALL CAULK AND SEAL ALL UTILITY SLEEVES WITH SEALANTS COMPATIBLE TO THE MATERIALS AND RESPECTIVE FIRE RATINGS.
- THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL OBTAIN THE OWNER'S APPROVAL FOR LOCATION AND DELIVERY OF ALL STORED MATERIALS ON THE SITE. ITEMS IMPROPERLY STORED SHALL BE RELOCATED TO ACCEPTABLE AREAS AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR(S) SHALL PROTECT ALL STORED MATERIALS FROM DAMAGE. WEATHERED AND/OR DAMAGED MATERIALS SHALL NOT BE USED AS ACCEPTABLE MATERIALS FOR THE PROJECT.
- THE GENERAL CONTRACTOR SHALL CLEAN THE SITE DAILY DURING DEMOLITION AND CONSTRUCTION. PROVIDE ACCEPTABLE REFUSE CONTAINERS DURING THE WORK, AND DISPOSE OFF THE OWNER PREMISES. ALL FEES FOR DISPOSAL AT LEGAL LANDFILL SITES ARE THE RESPONSIBILITY OF THE CONTRACTOR(S).
- THE CONTRACTOR SHALL PROTECT ALL WALLS, FLOORS, DOORS, WINDOWS AND RELATED BUILDING COMPONENTS TO REMAIN DURING THE CONSTRUCTION. THE BUILDING SHALL BE PROTECTED FROM THE ELEMENTS DURING CONSTRUCTION. DAMAGE TO THE WORK SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ALL DAMAGED PROPERTY AT DISTURBED AREAS OF THE SITE AND ADJACENT AREAS DURING THE CONSTRUCTION OF THE PROJECT. ALL LAWN, LANDSCAPING, AND/OR HARD-SCAPED AREAS DISTURBED DUE TO EQUIPMENT ACCESS OR DELIVERIES DURING THE CONSTRUCTION SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION.

CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH THE 2020 BUILDING CODE OF NEW YORK STATE, WHICH ADOPTS THE 2018 IBC, 2018 IMC, 2018 IPC, 2018 IEC AND THE 2017 NEC.

- ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE GOVERNING CODES ARE:
- 2020 NEW YORK BUILDING CODE WHICH ADOPTS THE 2018 INTERNATIONAL BUILDING CODE
 - 2020 NEW YORK MECHANICAL CODE WHICH ADOPTS THE 2018 INTERNATIONAL MECHANICAL CODE
 - 2020 NEW YORK PLUMBING CODE WHICH ADOPTS THE 2018 INTERNATIONAL PLUMBING CODE
 - 2020 NEW YORK ELECTRICAL CODE WHICH ADOPTS THE 2018 INTERNATIONAL ELECTRICAL CODE
 - 2020 NEW YORK FUEL GAS CODE WHICH ADOPTS THE 2018 INTERNATIONAL FUEL GAS CODE
 - 2020 NEW YORK ENERGY CODE WHICH ADOPTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2020 NEW YORK FIRE CODE WHICH ADOPTS 2018 INTERNATIONAL FIRE CODE
 - 2020 NEW YORK RESIDENTIAL CODE WHICH ADOPTS THE 2018 INTERNATIONAL RESIDENTIAL CODE
 - NFPA 14, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS AS AMENDED, 2018 EDITION
 - NFPA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2018 EDITION
 - NFPA 24, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES

SAFETY DURING CONSTRUCTION

- DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35
- THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED, DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED EXCAVATION STARTING DATE. (CBC 3307.1)

DESIGN INFORMATION

OWNER: CONTRACTOR:
--- TBD

DESIGNER: STRUCTURAL:
--- ---

ABBREVIATIONS

AC	ACOUSTIC	FL	FLOOR	P.P.G.	POLISHED PLATE GLASS
ADJ.	AIR CONDITIONING	F.M.	FACTORY MUTUAL	PR	PAIR
ADJ.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	PT.	PAINT
A.F.	ABOVE FINISH FLOOR	F.O.F.	FACE OF FINISH	P.T.D.	PAPER TOWEL DISPENSER
A.H.U.	AIR HANDLING UNIT	F.O.M.	FACE OF MASONRY	P.V.C.	POLY VINYL CHLORIDE
ALUM.	ALUMINUM	F.O.S.	FACE OF STUDS	P.V.F.	PLASTIC VENER FINISH
AP	ACCESS PANEL	F.R.	FIRE RATED	Q.T.	QUARRY TILE
ARCH.	ARCHITECT	FT.	FOOT	R	RISER
B.E.	BOTTOM OF FOOTING	GA.	GAGE, GAUGE	R.A.	RETURN AIR
BLDG.	BUILDING	GA.V.	GALVANIZED	R.C.B.	REINFORCED CONCRETE BLOCK
BLK.	BLOCK	G.C.	GENERAL CONTRACTOR	REF.	REFRIGERATOR
BN.	BUILDING	GEN.	GENERAL	REFR.	REFRIGERATING
BR.	BEDROOM	GL.	GLASS	RECD.	REQUIRED
BSMT.	BASEMENT	G.S.T.	GYP. BO.	R.D.	ROOF DRAIN
B.U.R.	BUILT-UP ROOFING	H.C.	HEATING CONTRACTOR	R.L.	ROOF LEADER
C.	COURSE	HDCP.	HANDICAP	R.M.	ROOM
C.A.B.	CABINET	H.M.	HOLLOW METAL	R.O.	ROOM OPENING
C.BD.	CHALK BOARD	HR.	HOUR	R.O.B.	RUN OF BANK
C.F.	CUBIC FOOT	HT.	HEIGHT	R.O.P.	SCAP DISPENSER
C.G.	CORNER GUARD	H.V.	HEATING, VENTILATING	SECT.	SECTION
C.I.	CONTROL JOINT	I.D.	INSIDE DIAMETER	SI	SQUARE
CLG.	CEILING	INSUL.	INSULATION	SQ.	SQUARE FOOT
C.L.	CONTRACT LIMIT LINE	JOINT	JOINT	SHR.	SHOWER
CLO.	CLOSET	KIT.	KITCHEN	SL.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	LAM.	LAMINATE	S.N.D.	SKYLIGHT
COL.	COLUMN	LAV.	LAVATORY	SPEC.	SANITARY MARKIN DISPENSER
CONC.	CONCRETE	LL.	LIVE LOAD	SPEC.	SPECIFICATION
CONF.	CONFERENCE	L.F.	LINEAL FOOT	SUSP.	SUSPENDED
CONT.	CONTINUOUS	L.L.H.	LONG LEG HORIZONTAL	S.S.	STAINLESS STEEL
CONTR.	CONTRACTOR	L.L.V.	LONG LEG VERTICAL	STD.	STANDARD
C.R.	COURSES	L.P.	GLASS PANEL	STRUCT.	STRUCTURAL
CRS.	COURSES	L.R.	LIVING ROOM	STG.	STORAGE
C.S.	CARPET STRIP	MAX.	MAXIMUM	STL.	STEEL
CUST.	CERAMIC TILE	M.C.	MECHANICAL CONTRACTOR	T.	TREAD
CUSTO.	CUSTOMER	MET.	METAL	T.B.	TOWEL BAR
D.F.	DRINKING FOUNTAIN	MFR.	MANUFACTURER	T.BD.	TACK BOARD
DM.	DIMENSION	MNL.	MINIMUM	T.O.C.	TOP OF CONCRETE
D.L.	DEAD LOAD	MISC.	MISCELLANEOUS	T.O.F.	TOP OF FOOTING
DN.	DOWN	M.L. & P.	METAL LATH & PLASTER	THK.	THICK
DO.	DITTO	M.O.	MASONRY OPENING	TONGUE & GROOVE	
DWG.	DRAWING	M.T.	MOUNTED	TOL.	TOLERANCE
E.A.	EACH	N.C.	NOT IN CONTRACT	T.P.	TILE PAPER HOLDER
E.C.	ELECTRICAL CONTRACTOR	N.I.S.	NOT TO SCALE	T.O.S.	TOP OF STEEL
E.F.	EXPANSION JOINT	OA.	OVERALL	TYP.	TYPICAL
ELEC.	ELECTRICIAN	O.A.I.	OUTSIDE AIR INTAKE	UC.	UNDERCUT
EL.ELEV.	ELEVATION	OBS.	ON CENTER	UN.O.	UNDERWRITERS LABORATORY
EQPT.	EQUIPMENT	O.C.	OUTSIDE DIAMETER	V.	VENT
E.W.	ELECTRIC WATER COOLER	OPN.	OPENING	V.A.T.	VINYL ASBESTOS TILE
E.W.C.	ELECTRIC WATER COOLER	OPNG.	OPENING	V.C.T.	VINYL COMPOSITION TILE
EXH.	EXISTING	OPRT.	OPENING	VEST.	VESTIBULE
EXIST.	EXISTING	PARTN.	PLUMBING CONTRACTOR	V.F.	VINYL FABRIC
EXT.	EXTERIOR	P.C.	PORCELAIN ENAMEL	W.D.	WINDOW DIMENSION
F.A.I.	FRESH AIR INTAKE	PERF.	PERFORATED	WD.	WOOD
F.B.	FLOOR BOARD	P.L.	PLASTER	W.	WITH
F.E.C.	FIRE EXTINGUISHER CABINET	P.LT.	PLASTIC LAMINATE	W.G.	WITH GLASS
D.H.C.	FIRE HOSE CABINET	PLYWD.	PLYWOOD	WT.	WEIGHT
FIN.	FINISH	P.P.	POWER PANEL	WELDED	WELDED WIRE FABRIC

MATERIALS

	BLOCK		INSULATION (RIGID)
	BRICK		STEEL
	CERAMIC TILE		STONE OR SLATE
	QUARRY TILE OR MARBLE		WOOD (ROUGH)
	CONCRETE		WOOD (FINISHED)
	EARTH		PLYWOOD
	GYP. BOARD		STUCCO
	INSULATION (BATT)		

SYMBOLS

	ROOM NO. 206		MATCH LINE
	DOOR NO. 120		UNIT B
	WINDOW TYPE B		UNIT C
	ELEVATION NO. 1		TEST BORING B1
	DRAWING NO. A201		DRAWING NO. A1
	BUILDING SECTION NO. 1		COLUMN NO. 3
	DRAWING NO. A203		CENTER LINE
	INTERIOR ELEVATION A - D		ANGLE
	DRAWING NO. A601		ROUND
			PLATE
			SQUARE
			CHANNEL

Sheet Number:

G001

FLOOR PLAN KEYNOTES

P/I = PROVIDE / INSTALL

- 1 P/I MTL FRAME WALL CONST @ 16" O.C. PER DETAIL.
- 2 P/I NEW DOOR & FRAME PER SCHEDULE.
- 3 P/I NEW INTERIOR WINDOW & FRAME. FINAL SIZE AND LOCATION TBD BY OWNER PRIOR TO ORDERING UNIT.
- 4 P/I NEW STOREFRONT ENTRY PER SCHEDULE.
- 5 P/I KITCHEN FIXTURES. MODELS TBD BY OWNER PRIOR TO CONSTRUCTION.
- 6 NEW CASEWORK / CABINERY TYPES & STYLE TO BE SELECTED BY OWNER PRIOR TO PURCHASING / ROUGH-IN CONSTRUCTION. CONTRACTOR TO COORDINATE SELECTED CABINERY WITH PLUMBING / ELECTRIC AS REQUIRED TO COMPLETE INSTALLATION.
- 7 NEW TOILET ROOM FIXTURES; TYPES & STYLE TO BE SELECTED BY OWNER PRIOR TO PURCHASING / ROUGH-IN CONSTRUCTION. ADA COMPLIANT FIXTURES TO BE SELECTED U.N.O.

FLOOR PLAN LEGEND

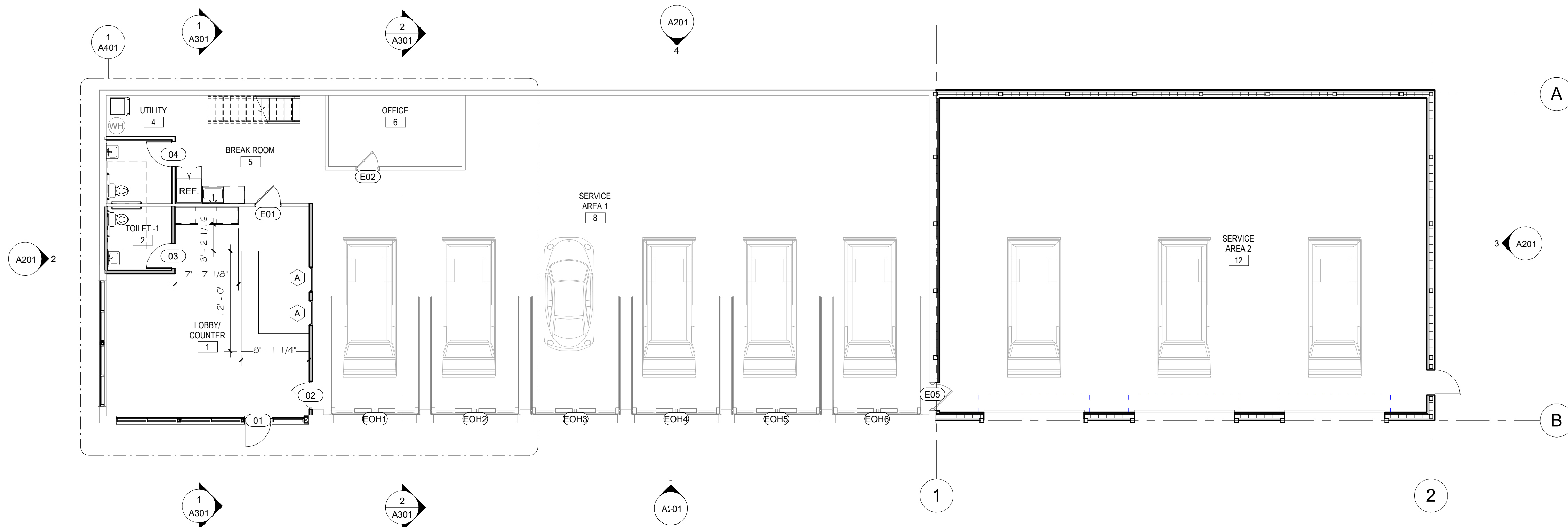
- NEW 2x MTL WALL CONST PER DETAIL
- EXISTING WALL CONST
- WALL TAG PER SHEET A-601
- WINDOW TAG PER SHEET A-601
- DOOR TAG PER SHEET A-601
- DIMS TO FACE OF STUD (UNO)
- DIMS TO CENTERLINE

RCP LEGEND

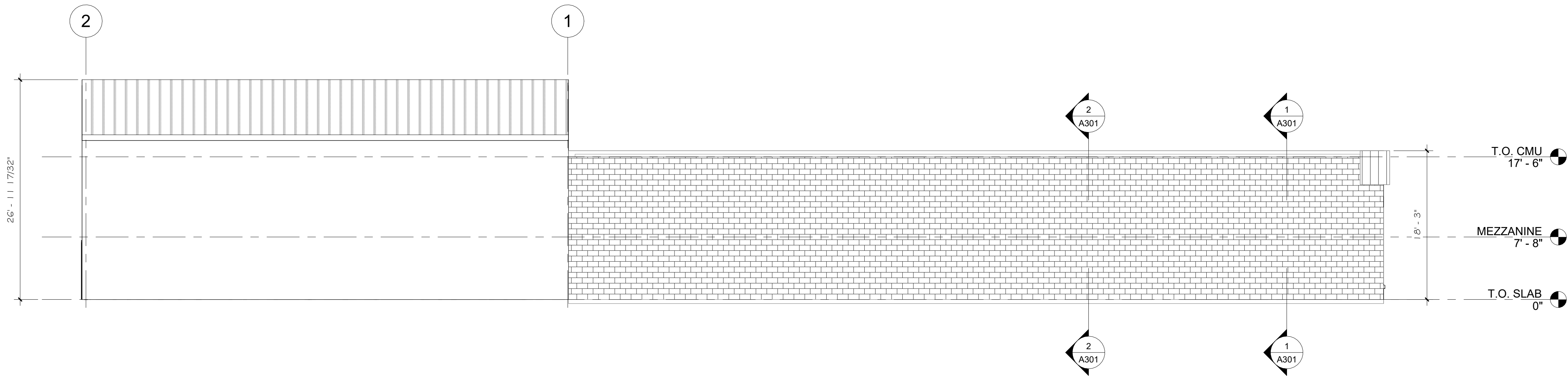
- 2x2 LAY-IN LIGHT FIXTURE
- TRACK LIGHTING PER OWNER
- DECORATIVE PUCK LIGHT
- 4' LINEAR SURFACE MOUNTED LIGHT
- NEW CEILING MOUNTED HARD WIRED SMOKE DETECTOR W/ BATTERY BACKUP
- NEW CEILING MOUNTED HARD WIRED LED EXIT SIGNAGE W/ BATTERY BACKUP
- NEW CEILING MOUNTED HARD WIRED VISUAL HORN & STROBE
- NEW GYP. BD. CEILING CONSTRUCTION
- NEW 2x2 ACOUSTIC CEILING TILE CONSTRUCTION
- CEILING HEIGHT SPOT ELEVATION



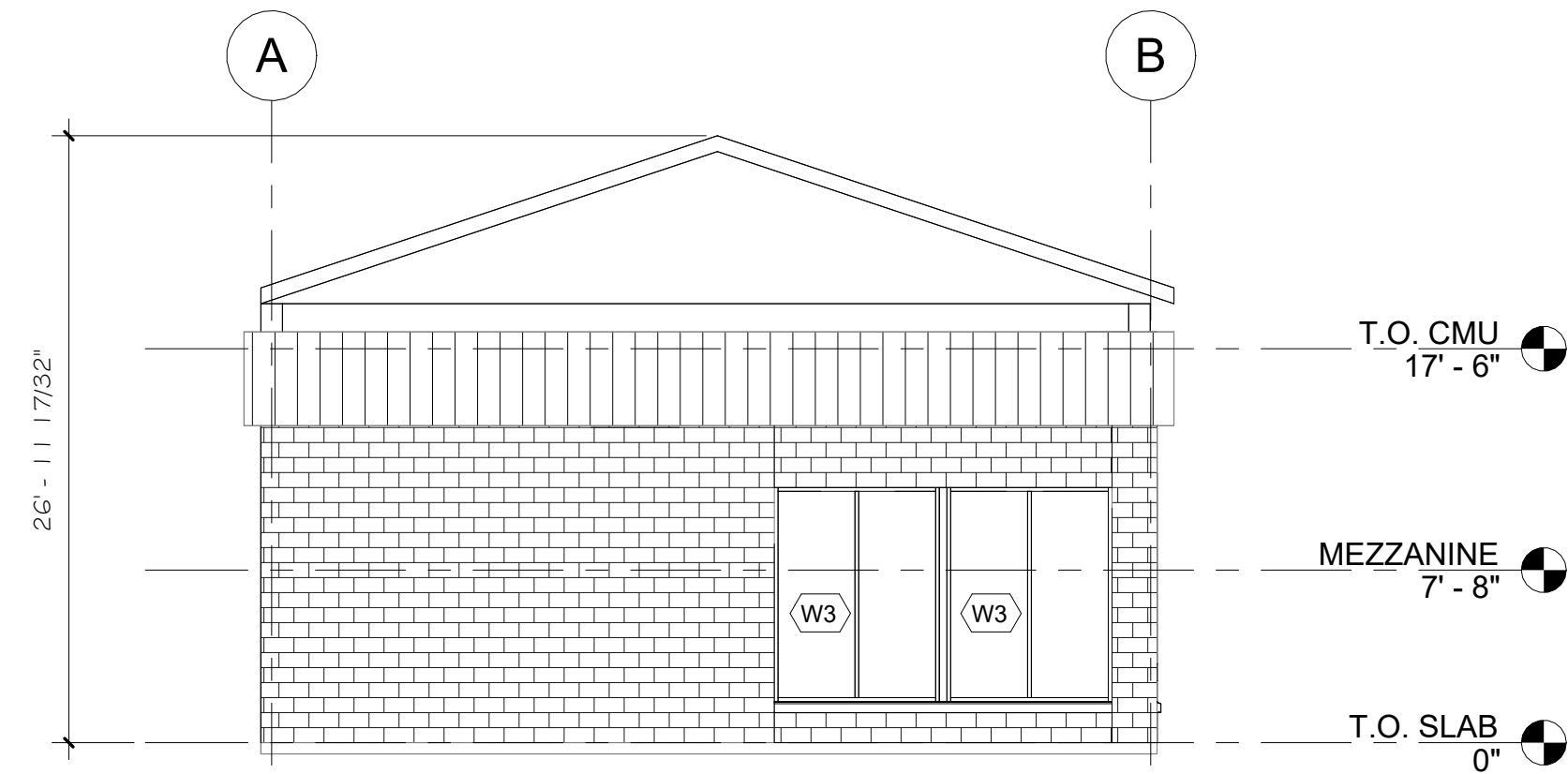
2 REFLECTED CEILING PLAN
Ref: A201 / Scale: 1/8" = 1'-0"



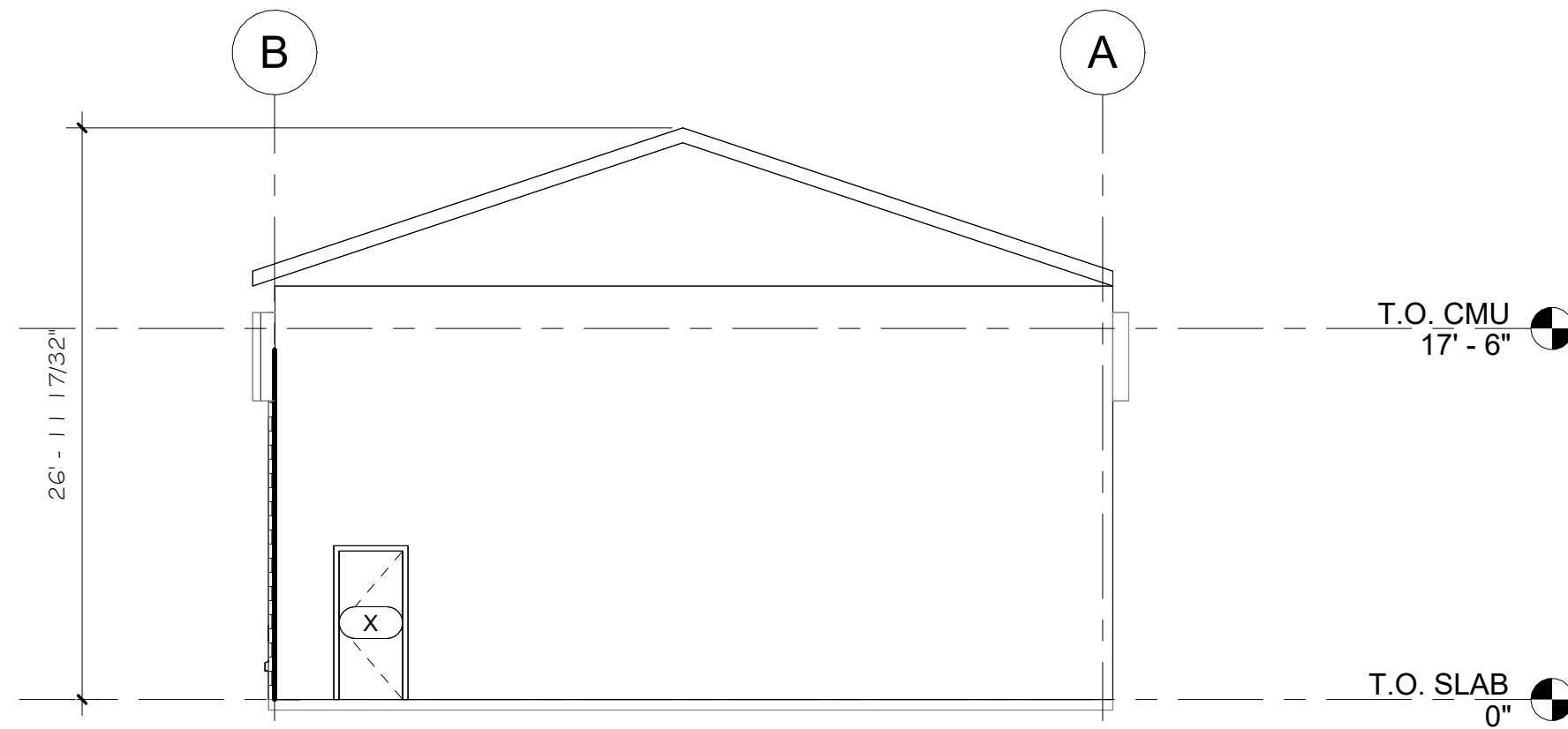
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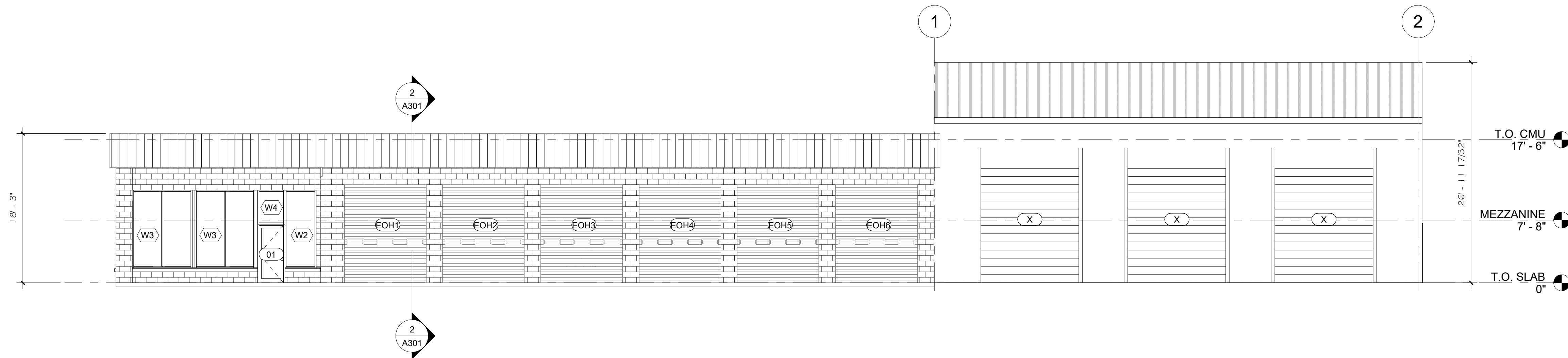
4 NORTH ELEVATION
Ref: A101 / Scale: 1/8" = 1'-0"



2 WEST ELEVATION
Ref: A101 / Scale: 1/8" = 1'-0"



3 EAST ELEVATION
Ref: A101 / Scale: 1/8" = 1'-0"



1 SOUTH ELEVATION
Ref: A101 / Scale: 1/8" = 1'-0"



Griffiths Engineering
and Architecture, PLLC
33 Washington Street, Suite 2
Binghamton, New York 13903
T. (607) 724-2400
F. (607) 724-2436

Date: 08/14/2024
Project No: 2024-172
Plot scale: AS NOTED

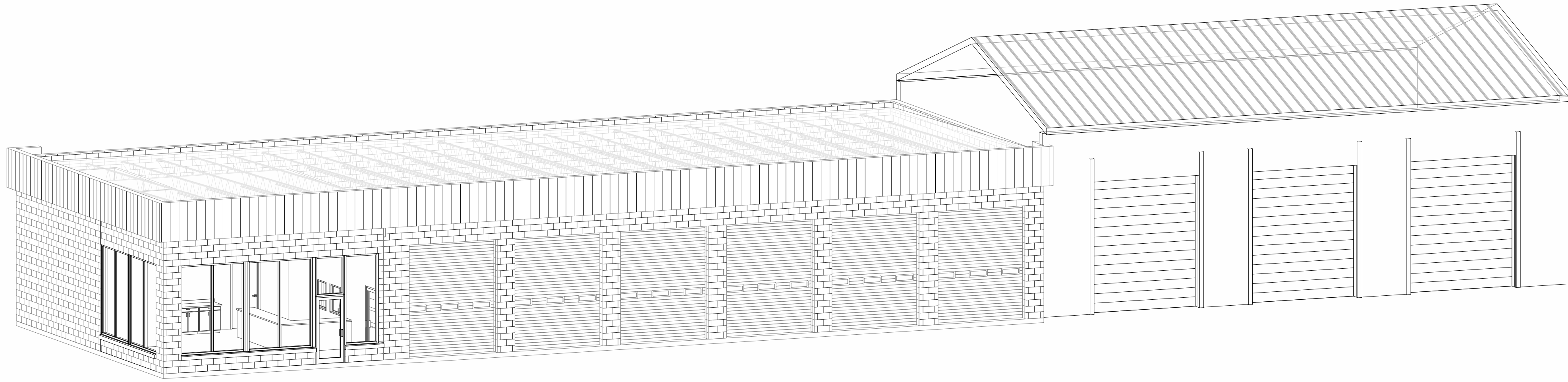
Designed by: PMD
Drawn by: DG
Checked by: DG
Unauthorized alteration of
this drawing is a violation of
the New York State
Education Law, Section 2209,
subsection 2.

BUILDING
ELEVATIONS

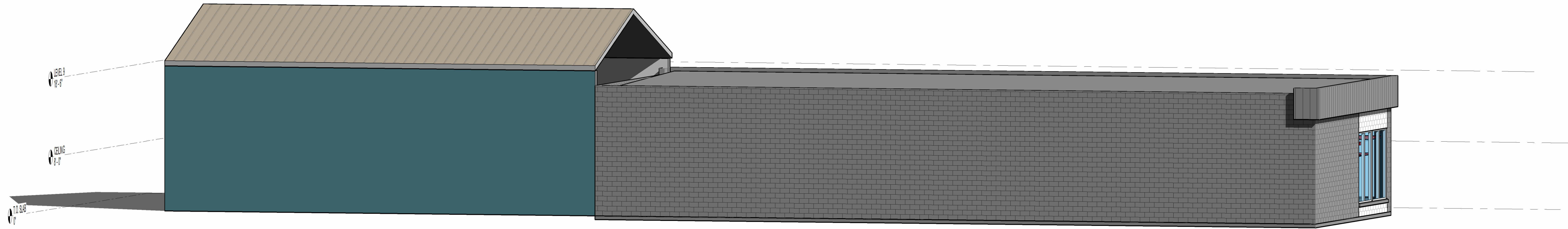
BIG E TIRE & AUTO SERVICE

Project Location:
Project Name:

Sheet Number:
A201



1 Exterior view -4



2 Exterior View-3



3 Exterior view -5



Griffiths Engineering and Architecture, PLLC
33 Washington Street, Suite 2
Binghamton, New York 13903
T. (607) 724-2400
F. (607) 724-2436

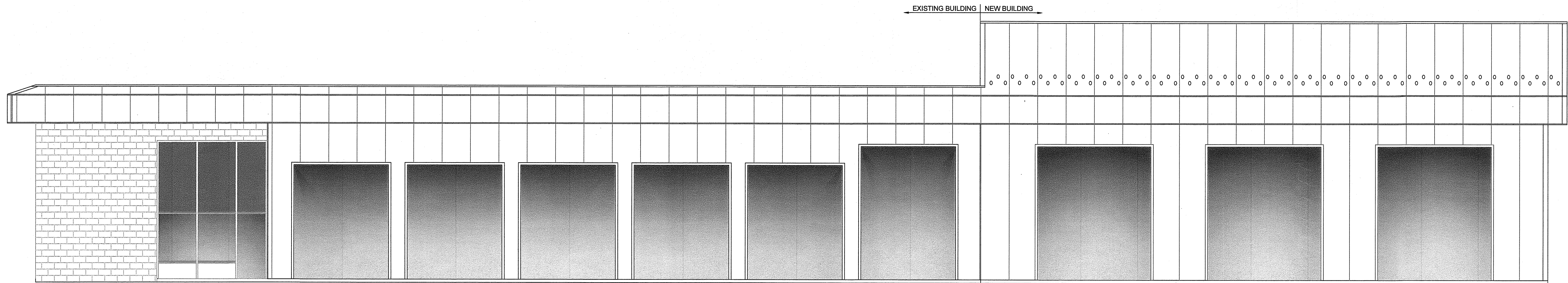
Seal

Designed by:	Date:	08/14/2024
Drawn by:	Project No:	2024-172
PMD	Checker:	
Unauthorized alteration of this drawing is a violation of the New York State Education Law, Section 2209, subsection 2.		
Plot scale:		AS NOTED

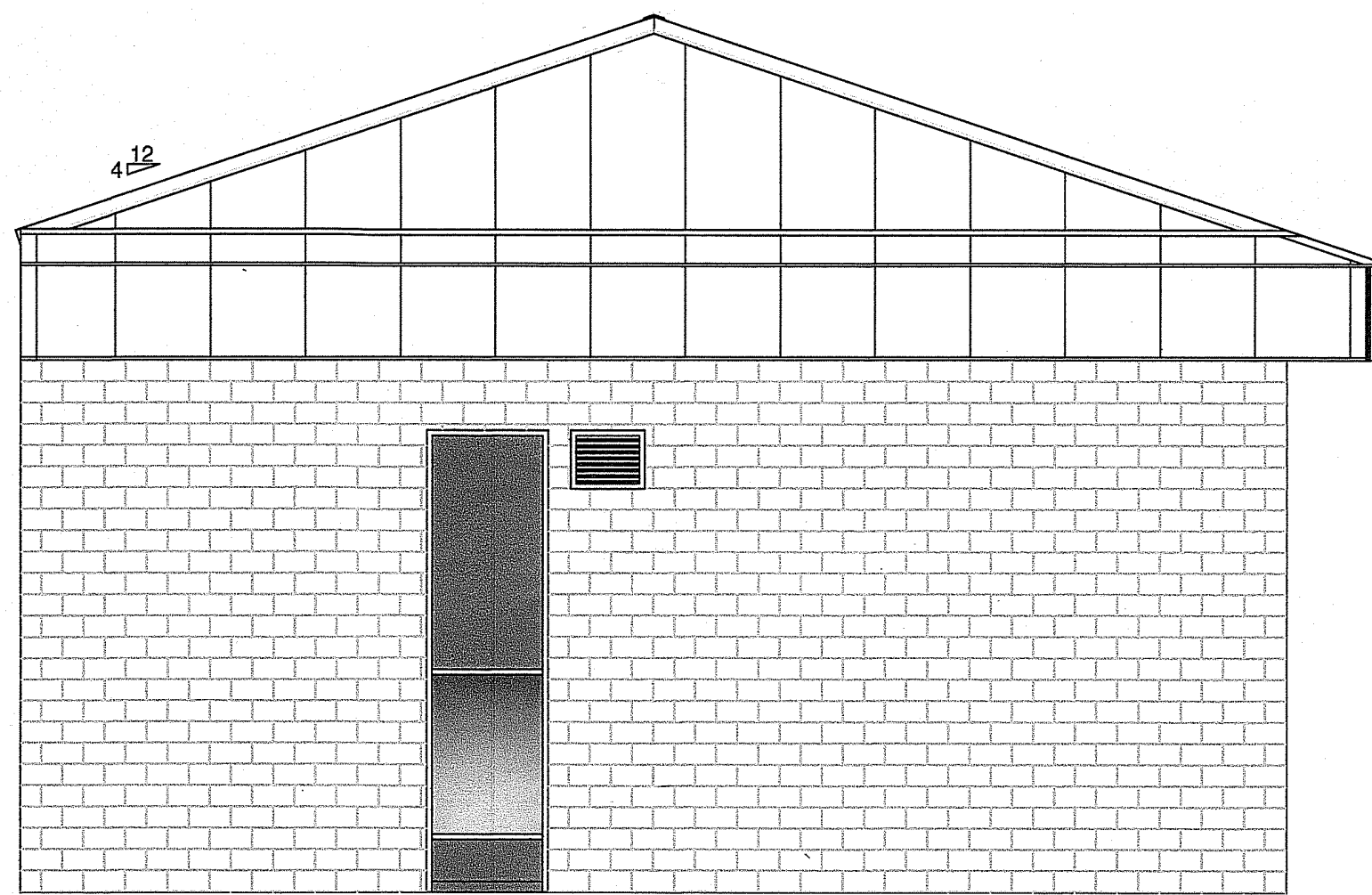
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Project Location:
Project Name:
BIG E TIRE & AUTO SERVICE

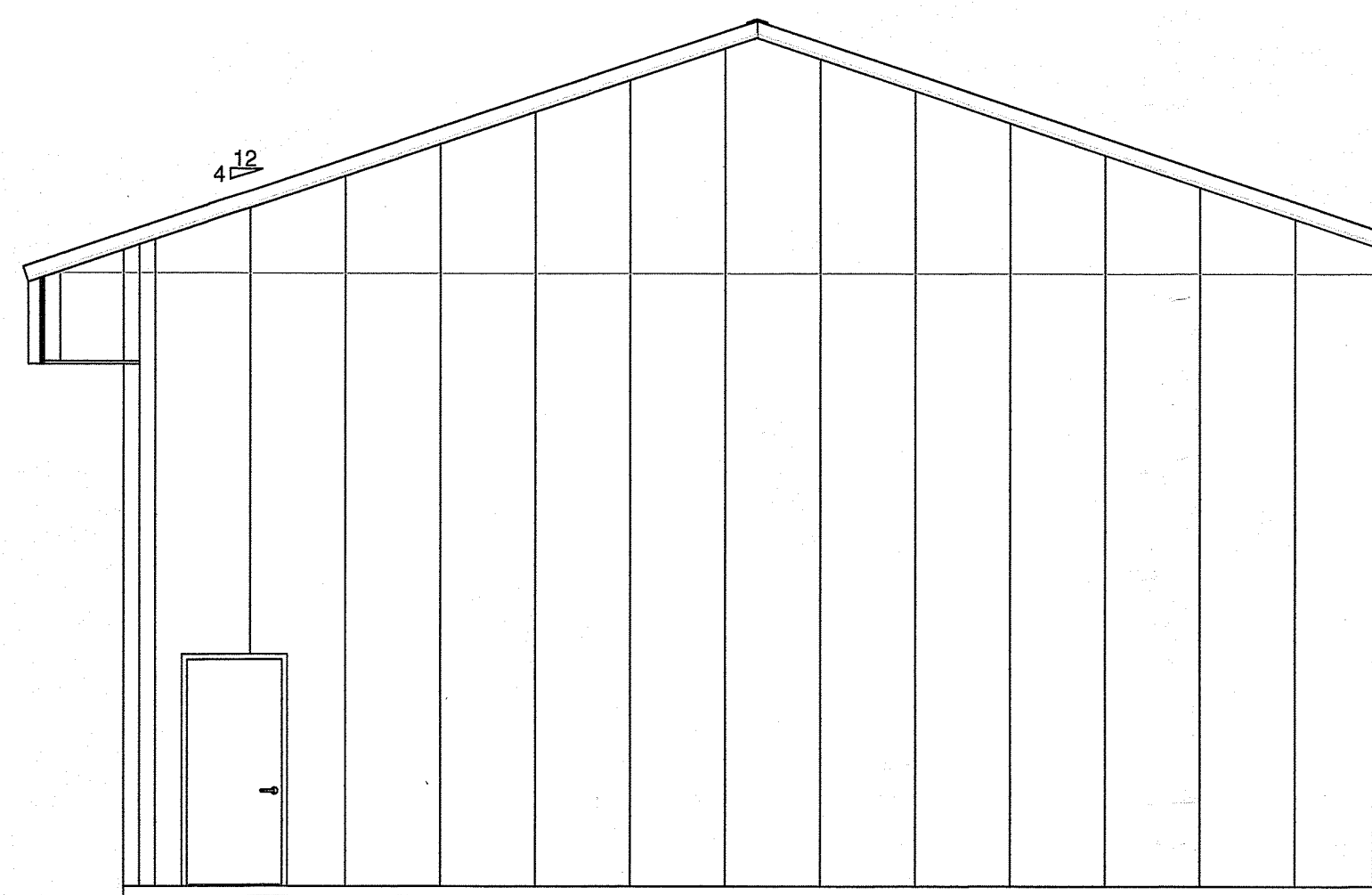
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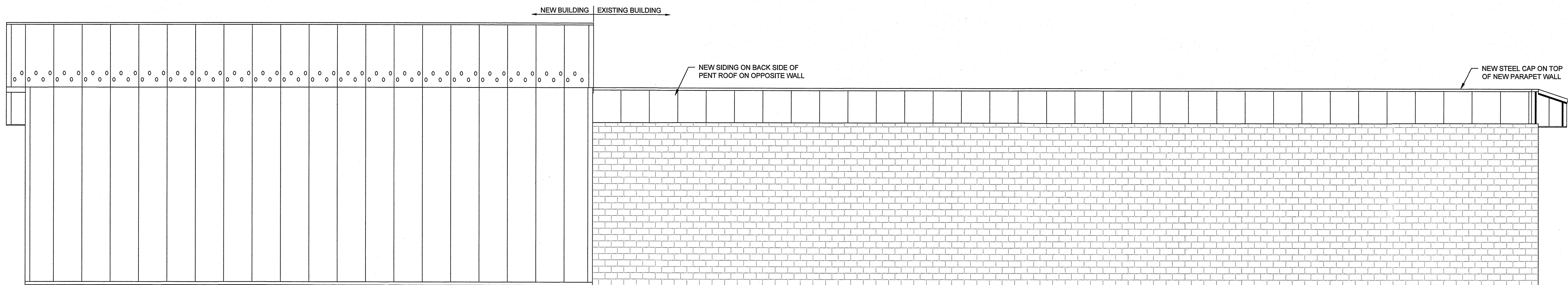
2
A2-1
EXTERIOR EAVE ELEVATION
SCALE: 3/16" = 1'-0"



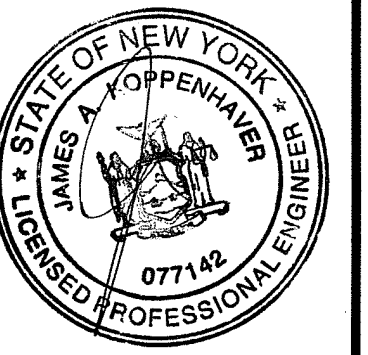
1
A2-1
EXTERIOR GABLE ELEVATION
SCALE: 3/16" = 1'-0"



3
A2-1
EXTERIOR GABLE ELEVATION
SCALE: 3/16" = 1'-0"



4
A2-1
EXTERIOR EAVE ELEVATION
SCALE: 3/16" = 1'-0"



ENGINEER:
James A. Koppenhaver, P.E.
555 Van Reed Road
Wyomissing, PA 19610
484-794-9949
koppenhaverpe@gmail.com

CONTRACTOR:
PIONEER BUILDINGS
Custom & Commercial Division
of PPB Inc.
716 S. Route 183
Schuylkill Haven PA
888-448-2505

NO.	REVISION	DATE

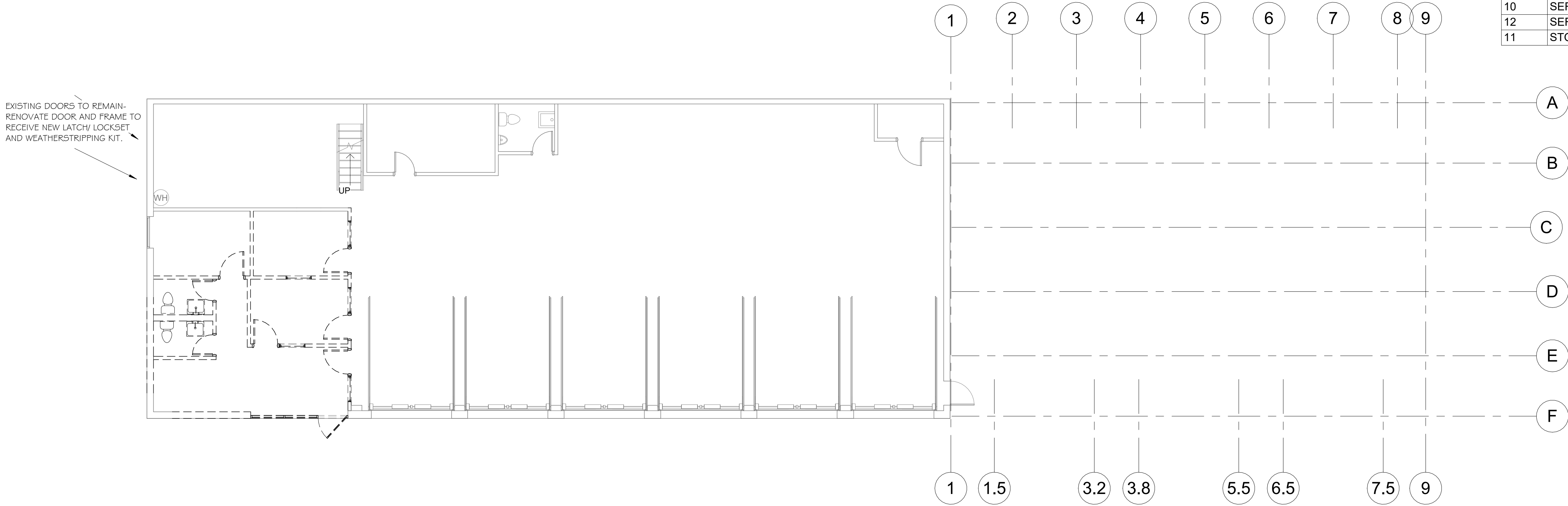
PROPOSED POLE BUILDING
FOR
KOST TIRE - ETJR REALTY
PQS # 366161-023
SITE: 2564 ERIE BOULEVARD SYRACUSE, NY 13224
MAIL: 911 SOUTH MAIN STREET, TAYLOR, PA 18317
RAY BARTOLAI - C: (570)840-3645

DATE ISSUED:
2-27-2024
DESIGNED BY:

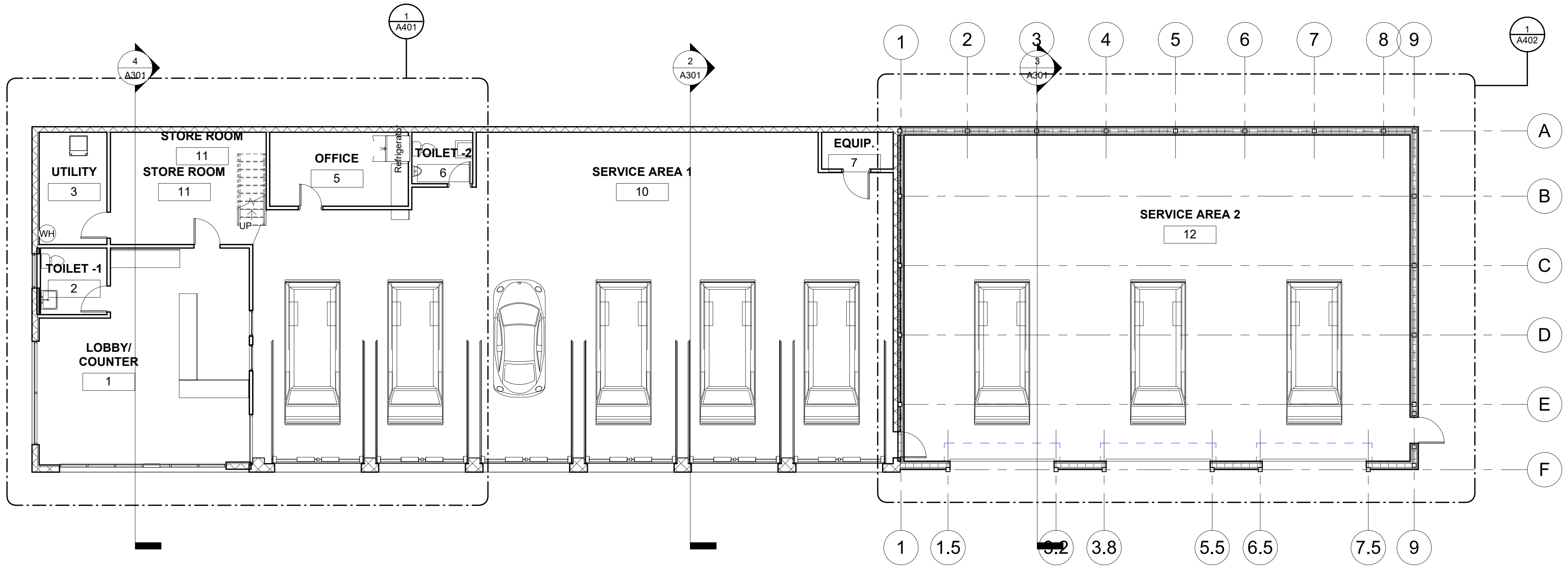
DRAWN BY:
RCE
DRAWING TITLE:
**ARCHITECTURAL
ELEVATIONS**
DRAWING NUMBER:

A2-1

ROOM SCHEDULE				
Number	Name	Area	Perimeter	Occupancy
1	LOBBY/ COUNTER	538 SF	99' - 10 1/8"	
2	TOILET -1	59 SF	30' - 8"	
3	UTILITY	101 SF	41' - 6"	
5	OFFICE	136 SF	49' - 0"	
6	TOILET -2	42 SF	25' - 10 3/4"	
7	EQUIP.	35 SF	24' - 11 3/4"	
10	SERVICE AREA 1	2562 SF	229' - 4 9/32"	
12	SERVICE AREA 2	2192 SF	191' - 10"	
11	STORE ROOM	229 SF	60' - 6 13/16"	



1 DEMOLITION PLAN
1/8" = 1'-0"

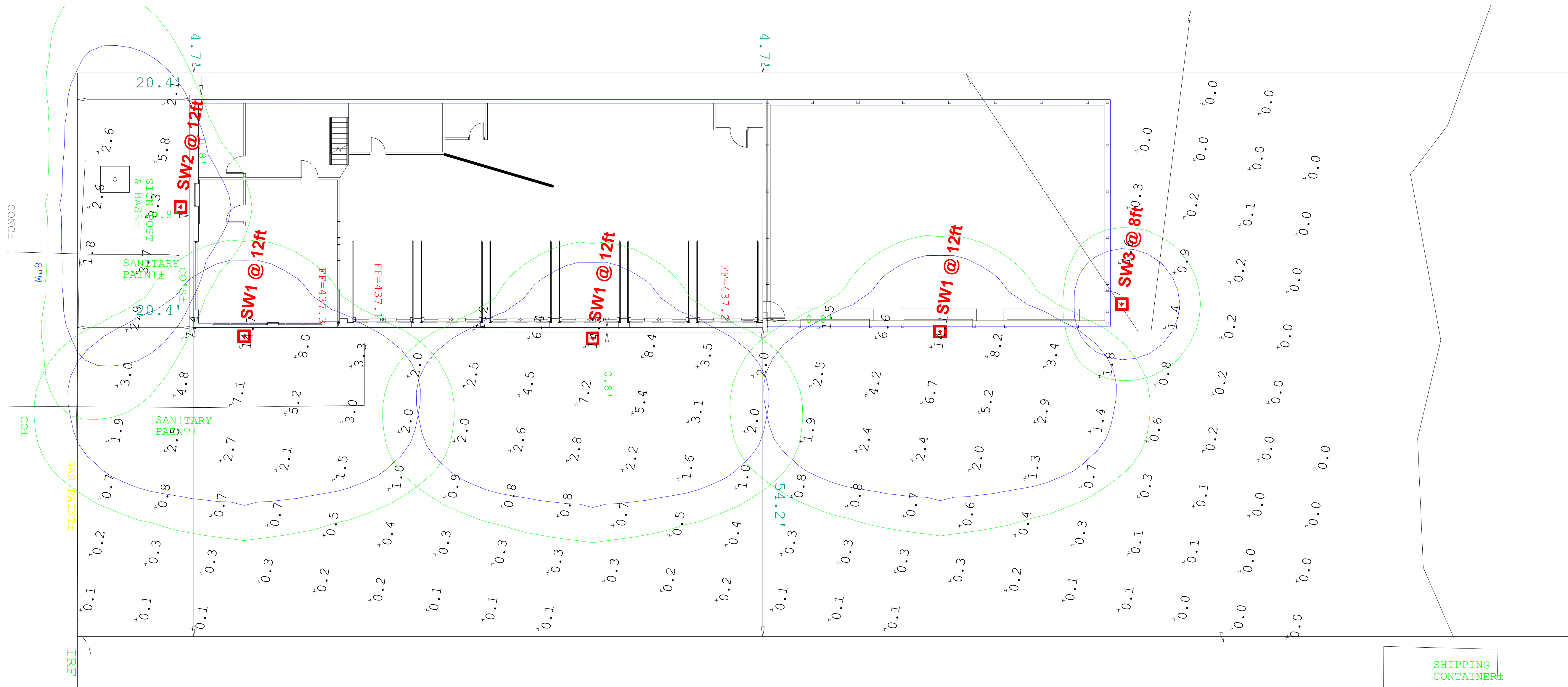


2 RENOVATION PLAN
1/8" = 1'-0"

BIG-E TIRE AND
AUTOMOTIVE
CENTER

BUILDING
RENOVATION AND
ADDITION

2564 Erie Boulevard East
City of Syracuse
Onondaga County
New York 13224
OWNER: RAYMOND BARTONLAI



1 SITE PLAN WITH PROPOSED EXTERIOR LIGHTING
1" = 10'-0"

Project Location:

Project Name:

Big-E Tire & Auto Service Center

Sheet Number:

A003

11/12/2024 12:35:32 PM

Drawing Name:

SITE PLAN AND
BUILDING
INFORMATION Copy 1

Designed by:

Drawn by:

Checked by:

Project No:

Date:

PMD

DG

11/12/2024

2024-172

11/12/2024

Unauthorized alteration of
this drawing is a violation of
the New York State
Professional Engineering Law,
Section 2209,
sub-section 2.

Plot sale:

AS NOTED

GRIFFITHS ENGINEERING
AND ARCHITECTURE, PLLC

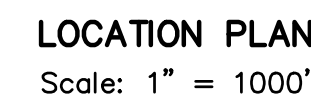
33 Washington Street, Suite 2
Binghamton, New York 13903
T. (607) 724-2400
F. (607) 724-2436

Seal





BENCHMARK NO. 1 - MAG NAIL SET 1' UP ON WEST SIDE
UTILITY POLE NM51 NYT 48-2
ELEV=436.56



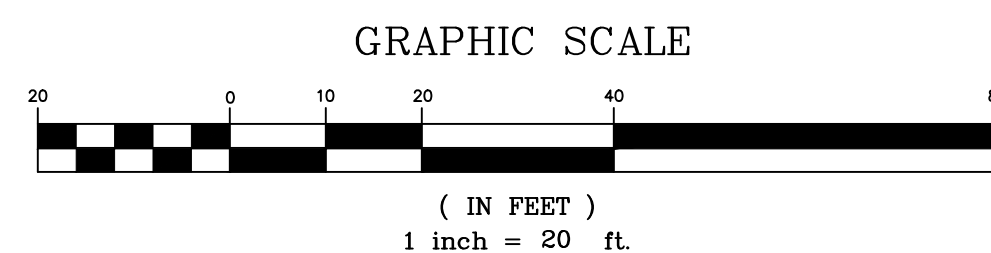
By: Alfred N. Ianuzi, Jr.
Date Filed: April 10, 1970
Map No.: 5056


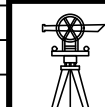
Total area: 0.88± acre.
Present Zone: MX-3 Mixed-Use Transition
Elevations referred to NAVD 88.
Location of underground utilities taken by field measurement where
feasible, practicable, otherwise taken from various other sources and are
approximate only.
The premises shown hereon is within Zone "X" (Areas determined to
be outside the 0.2% annual chance floodplain, according to Federal
Emergency Management Agency National Flood Insurance Program
Flood Insurance Study Map Community Panel No. 360595 236 F,
Effective date: November 4, 2016.
Tax Map No. 35-02-07

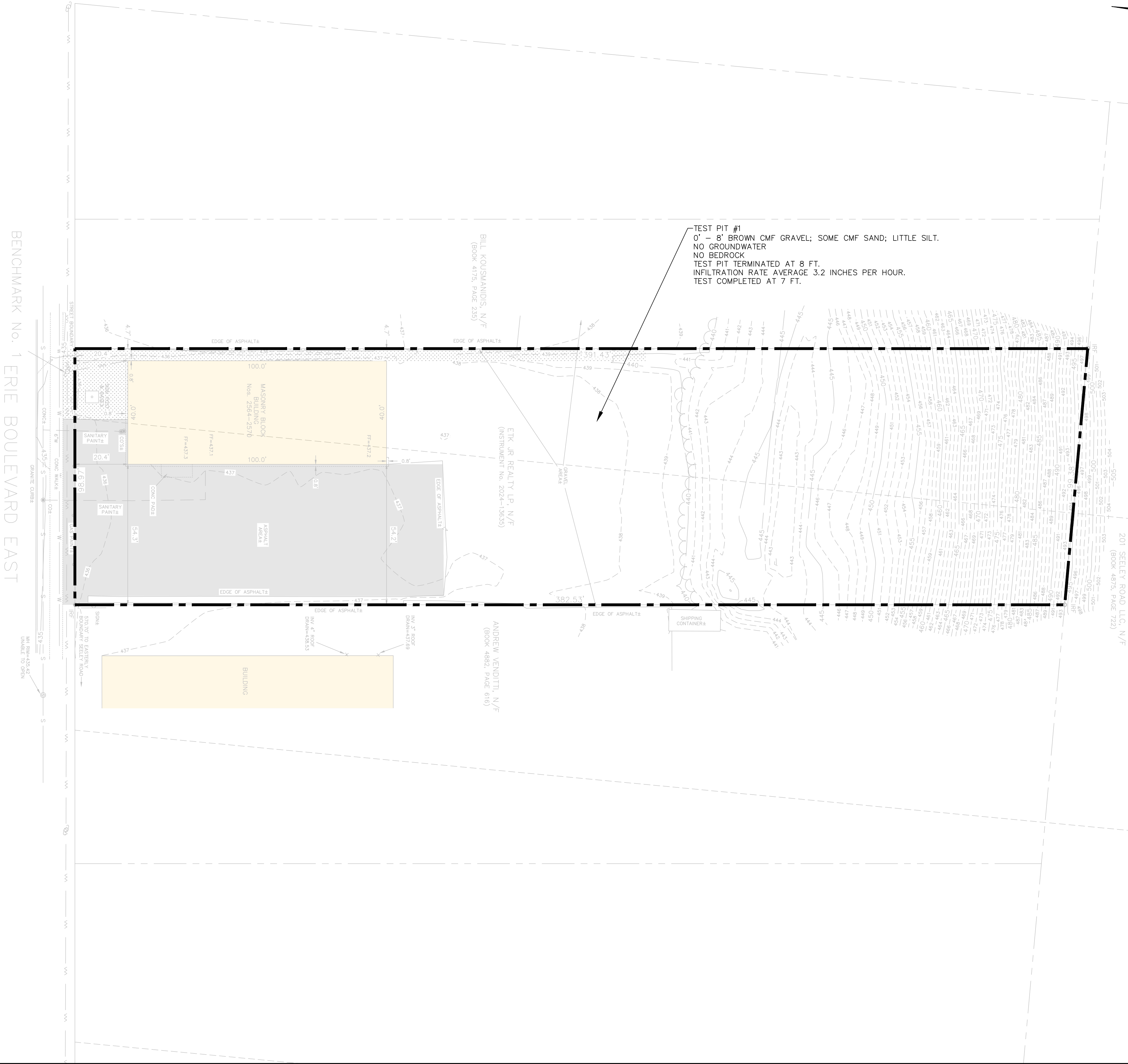
	indicates original grade
	indicates light stand
	indicates utility pole, anchor & overhead lines
	indicates iron pipe and/or monument found
	indicates bollard
	indicates sign
	indicates storm culvert
	indicates gas main, gas valve & gas line marker
	indicates water main, water valve & hydrant
	indicates storm sewer, catch basin & manhole
	indicates sanitary sewer, sewer vent & manhole
	indicates underground telephone line, manhole & box
	indicates underground electric line & manhole
	indicates underground television cable & box
	indicates edge of trees and brush
	indicates boundary line
	indicates adjacent parcel line
	indicates old/original parcel line
	indicates easement line
	indicates centerline road

Subject to any statement of facts on accurate and up to date abstract of title will show.

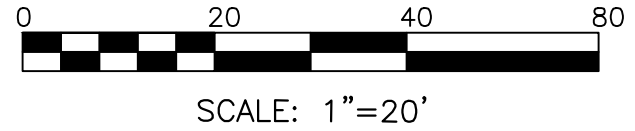
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.



		SYRACUSE PLANNING BOARD		COUNTY OF ONONDAGA		DRAFT - NOT FOR CONSTRUCTION		DATE: OCTOBER 17, 2024			
REVISIONS		<div>TOPOGRAPHIC SURVEY</div> <div>LOT No. 252-B</div> <div>RESUBDIVISION OF</div> <div>LOTS 245, 246, 247, 248, 249, 250, 251, 252 & 253</div> <div>AND PART OF LOTS 244, 254, 255, 256, 257 & 258</div> <div>MONTCLAIR ANNEX</div> <div>CITY OF SYRACUSE</div> <div>ONONDAGA COUNTY, NEW YORK</div>								<div>STATE OF NEW YORK</div> <div>THIRTIETH J. COVET</div> <div></div> <div>NO. 000000</div> <div>LICENSED LAND SURVEYOR</div>	
		<div></div> <div>IANUZI & ROMANS</div> <div>LAND SURVEYING, P.C.</div> <div>5251 WITZ DRIVE</div> <div>NORTH SYRACUSE, NY 13212</div> <div>PHONE: (315) 457-7200</div> <div>FAX: (315) 457-9261</div> <div>EMAIL: rromans@iansurveysbg.com</div>		<div>DATE: OCTOBER 1, 2024</div> <div>SCALE: 1" = 20'</div> <div>FILE No.: 13673.001</div>		<div>SHEET No.</div> <div>F.B. No. 1785</div>					



SITE LEGEND:	
FEATURE	SYMBOL
EXISTING MAJOR CONTOUR	— 850 —
EXISTING MINOR CONTOUR	- - - 849 - - -
SANITARY PIPE	— S —
STORM PIPE	— ST —
PROPERTY LINE	— — — — —
WATER	— W —
OVERHEAD ELECTRICAL LINE	— — — — —
EXISTING GRASS	[Pattern]
PROPOSED GRAVEL	[Pattern]
PROPOSED BUILDING	[Color]
EXISTING BUILDING	[Color]
PROPOSED PAVEMENT	[Color]
EXISTING PAVEMENT	[Color]



Project Location:
2564 ERIE BLVD
EAST, SYRACUSE,
NY, 13224

Project Name:
BIG E TIRE & AUTO SERVICE
CENTER

Drawing
Reference
Number:
C-1

Drawing Name:
**EXISTING
CONDITIONS PLAN**

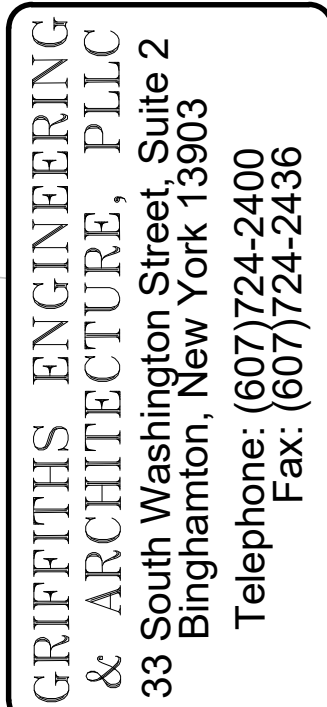
Designed by:
GTP
Drawn by:
GTP
Checked by:
JPS

Date:
December 5, 2024
Project No.:
2024-179

Revisions
NO. DATE DESCRIPTION
1
2
3
4

Griffiths Engineering & Architecture, PLLC
33 South Washington Street, Suite 2
Binghamton, New York 13903
Telephone: (607)724-2400
Fax: (607)724-2436

State of New York
Professional Engineer
No. 074705
Seal



REVISIONS		
NO.	DATE:	DESCRIPTION:
△		
△		
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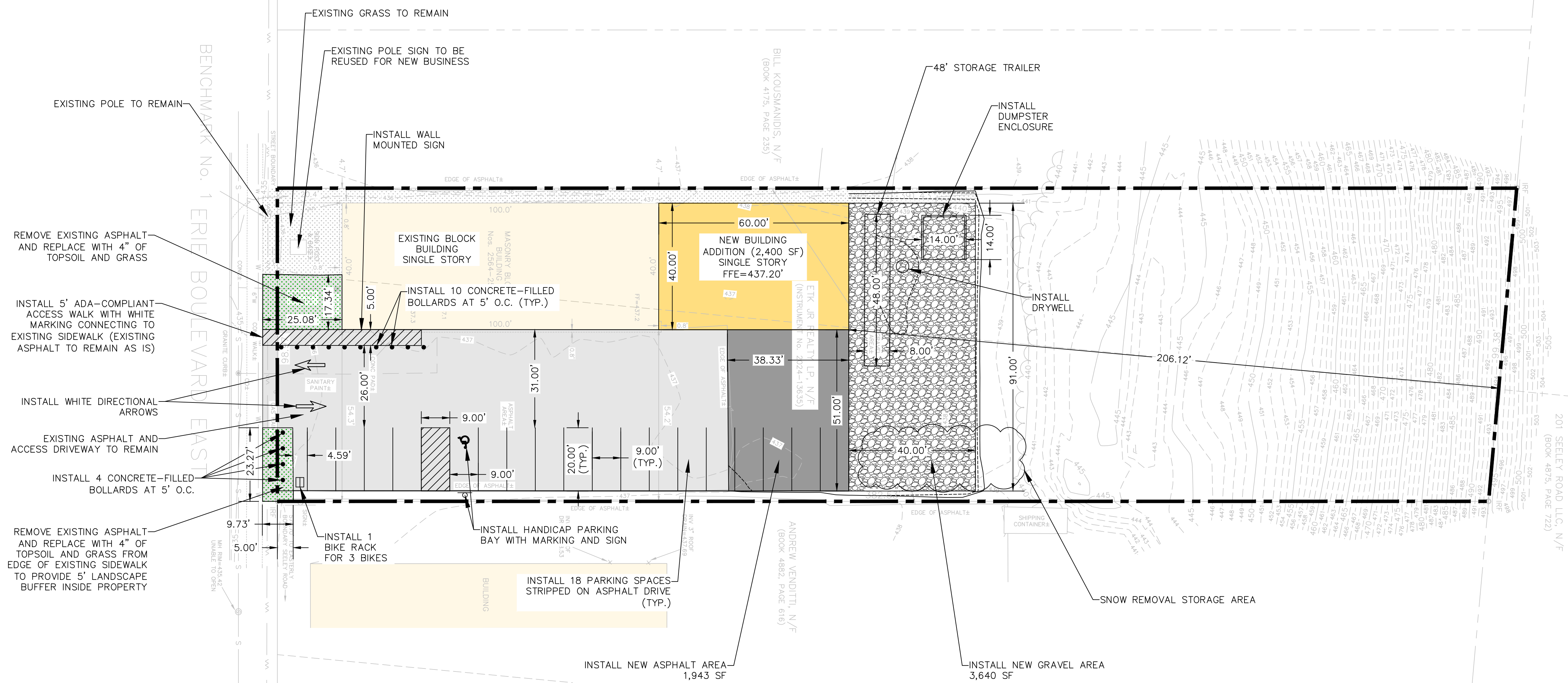
Designed by: GP	Date: December 5, 2024
Drawn by: GP	Project No.: 2024-179
UNAUTHORIZED ALTERATION OF THIS DRAWING IS PROHIBITED BY THE NEW YORK STATE EDUCATION LAW, SECTION 7209, SUBDIVISION 2.	Plot Scale: 1" = 20'

Drawing Name: **SITE PLAN**









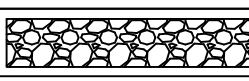


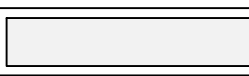

Project Location: 2564 ERIE BLVD
EAST, SYRACUSE,
NY, 13224

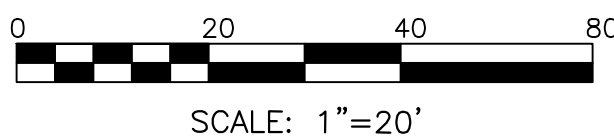
Project Name: BIG E TIRE & AUTO SERVICE
CENTER

Drawing
Reference
Number:
C-2






MIXED-USE BULK REQUIREMENTS		
ZONING MX-3	REQUIRED	PROPOSED
MINIMUM LOT SITE (SF)	N/A	38,300
MINIMUM LOT WIDTH (FT)	40'	98.97'
MINIMUM FRONT SETBACK (FT)	0'	20.4'
MAXIMUM FRONT SETBACK (FT)	N/A	N/A
MINIMUM SIDE SETBACK (FT)	0'	4.7' & 54.2'
MINIMUM REAR SETBACK (FT)	4'	206.12'
MAXIMUM BUILDING HEIGHT (FT)	N/A	N/A
MAXIMUM BUILDING COVERAGE (%)	95%	17%
MAXIMUM BUILDING FOOTPRINT (SF)	N/A	N/A

SITE LEGEND:	
FEATURE	SYMBOL
EXISTING MAJOR CONTOUR	 850
EXISTING MINOR CONTOUR	 849
SANITARY PIPE	 S
STORM PIPE	 ST
PROPERTY LINE	
WATER	 W
OVERHEAD ELECTRICAL LINE	 XX
EXISTING GRASS	
PROPOSED GRAVEL	
PROPOSED BUILDING	
EXISTING BUILDING	
PROPOSED PAVEMENT	
EXISTING PAVEMENT	



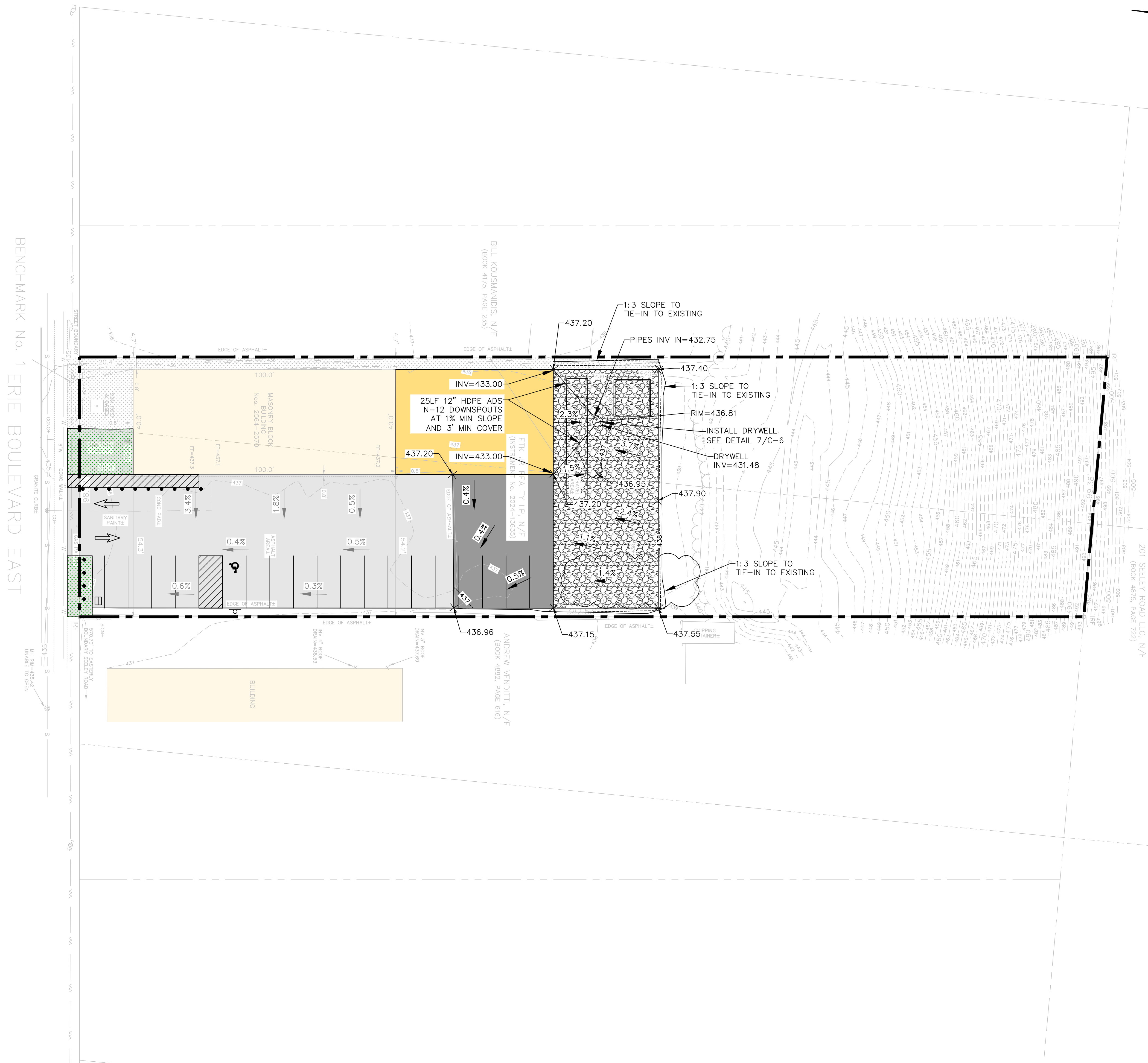










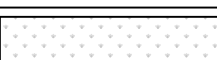


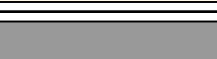

UNAUTHORIZED ALTERATION OF THIS NEW YORK STATE EDUCATION LAW SECTION 2009, SUBSECTION 2.	Plot Scale: 1" = 20'		Date: December 5, 2024		DESIGNED BY: GTP	REVISIONS		
			Drawn by: GTP	Cld by: JPM			NO	DATE:
								DESCRIPTION:

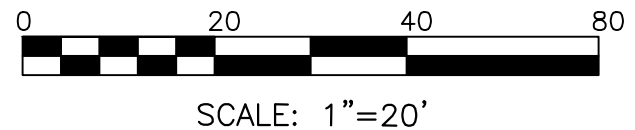
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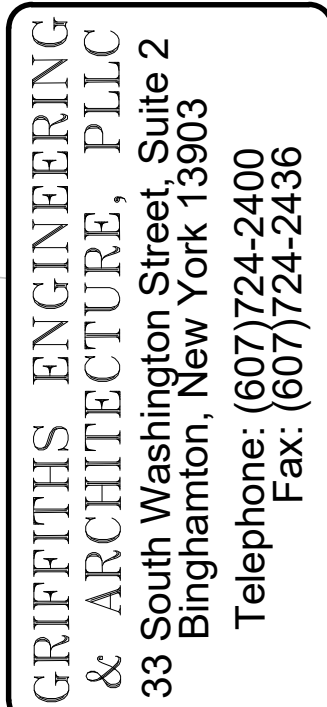
Project Location: 2564 ERIE BLVD EAST, SYRACUSE, NY, 13224	Project Name: BIG E TIRE & AUTO SERVICE CENTER
--	--

Drawing
Reference
Number:
C-3



SITE LEGEND:	
FEATURE	SYMBOL
EXISTING MAJOR CONTOUR	 850
EXISTING MINOR CONTOUR	 849
SANITARY PIPE	 S
STORM PIPE	 ST
PROPERTY LINE	
WATER	 W
OVERHEAD ELECTRICAL LINE	 W
EXISTING GRASS	
PROPOSED GRAVEL	
PROPOSED BUILDING	
EXISTING BUILDING	
PROPOSED PAVEMENT	
EXISTING PAVEMENT	





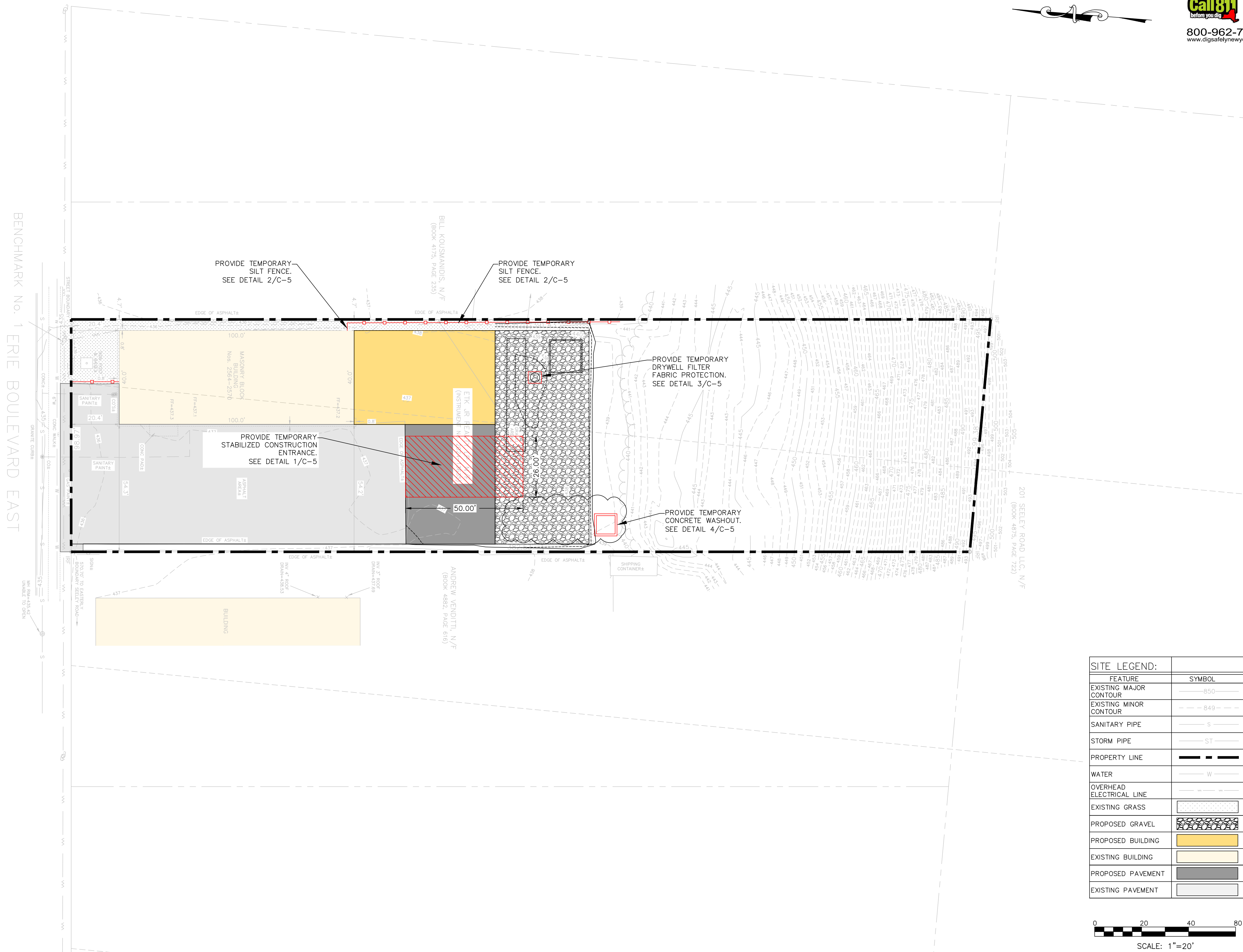
Designed by:		Date:	REVISIONS	
Drawn by:	GIP	December 5, 2024	NO.	DESCRIPTION:
Chkd by:	JPM	Project No.: 2024-179	△	
			△	
			△	
			△	
UNAUTHORIZED ALTERATION OF THIS DRAWING IS PROHIBITED BY LAW. ASSESSING STATE TOLL IN ILL. SEC. SECTION 7209, SUBDIVISION 2.			Plot Scale: 1" = 20'	

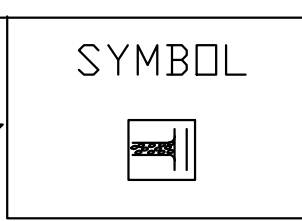
Drawing Name:

Project Location: 2564 ERIE BLVD
EAST, SYRACUSE,
NY, 13224

Project Name: BIG E TIRE & AUTO SERVICE
CENTER

Drawing
Reference
Number:
C-4





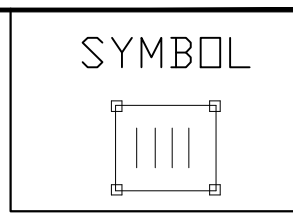
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED
CONSTRUCTION
ENTRANCE



1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
ITEM 209.13



1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

MAXIMUM DRAINAGE AREA 1 ACRE

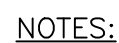
FILTER FABRIC
DROP INLET
PROTECTION

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE WETLANDS RESTORATION MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - 10.1 SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - 10.2 APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - 10.3 FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.
 - 10.4 STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
 - 10.5 ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.



1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. CONSTRUCTION CAN VARY ONSITE AS LONG AS IT CONFORMS TO THE NYSDEC STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT.

NOT TO SCALE

1. MOBILIZE AND CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE
2. BEGIN EROSION AND SEDIMENTATION CONTROL SEQUENCING, SEE SECTION 2.2
3. DEMOLISH AND REMOVE EXISTING FEATURES NOT CALLED OUT TO REMAIN
4. ROUGH GRADE SITE TO CONTOURS AS SHOWN ON PLANS
5. CONSTRUCT BIORETENTION PRACTICE AS SHOWN ON DRAWINGS
6. PROVIDE PERMANENT SEEDING AND MULCH TO ALL DISTURBED AREAS
7. FINAL CLEANUP AND DEMOBILIZE

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON PLANS
2. INSTALL SILT FENCE AS SHOWN ON PLANS PRIOR TO ANY EARTH DISTURBANCE
3. PROVIDE DUST CONTROL MEASURES AS NECESSARY DURING CONSTRUCTION
4. PROVIDE VEGETATION PROTECTION OF TREES AND SHRUBS AS NECESSARY DURING CONSTRUCTION
5. PROVIDE TEMPORARY SEEDING AND MULCHING OF ALL IDLE DISTURBED AREAS DURING CONSTRUCTION AS NECESSARY
6. REMOVE ALL TEMPORARY E&S CONTROLS WHEN PERMANENT VEGETATION IS ESTABLISHED



**GRIFFITHS ENGINEERING
& ARCHITECTURE, PLLC**
33 South Washington Street, Suite 2
Binghamton, New York 13903
Telephone: (607) 724-2400
Fax: (607) 724-2436



REVISIONS		
N.O.	DATE:	DESCRIPTION:
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△		
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Designed by: GIP	Date: December 5, 2024
Drawn by: GIP	Project No.: 2024-179
Plot Scale: NTS	

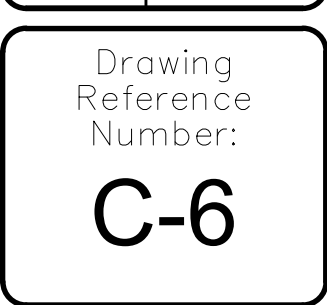
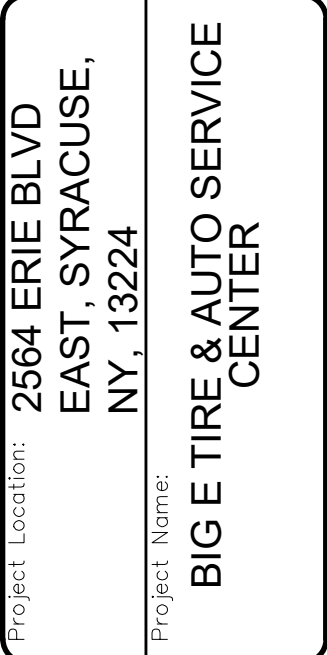
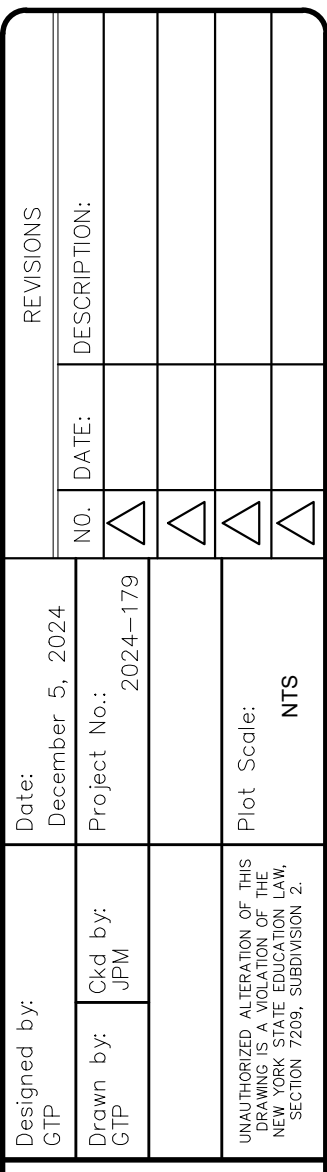
Drawing Name: **EROSION & SEDIMENT CONTROL DETAILS**

Project Location: 2564 ERIE BLVD
EAST, SYRACUSE,
NY, 13224

Project Name: BIG E TIRE & AUTO SERVICE
CENTER

Drawing
Reference
Number:

C-5



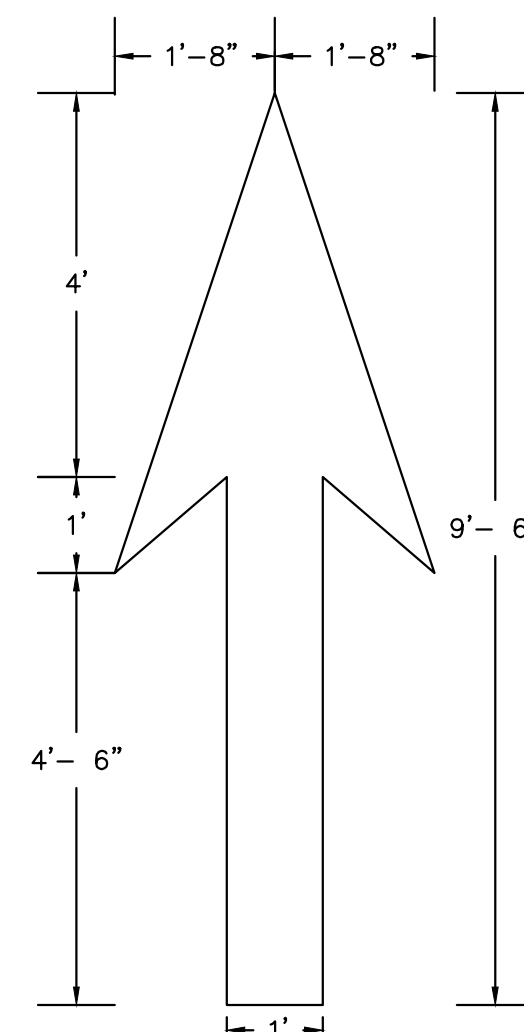
1 ACCESSIBLE PARKING LAYOUT
C-6 NOT TO SCALE

1. ALL PAVEMENT STRIPING SHALL BE 4" WIDE YELLOW LINES.

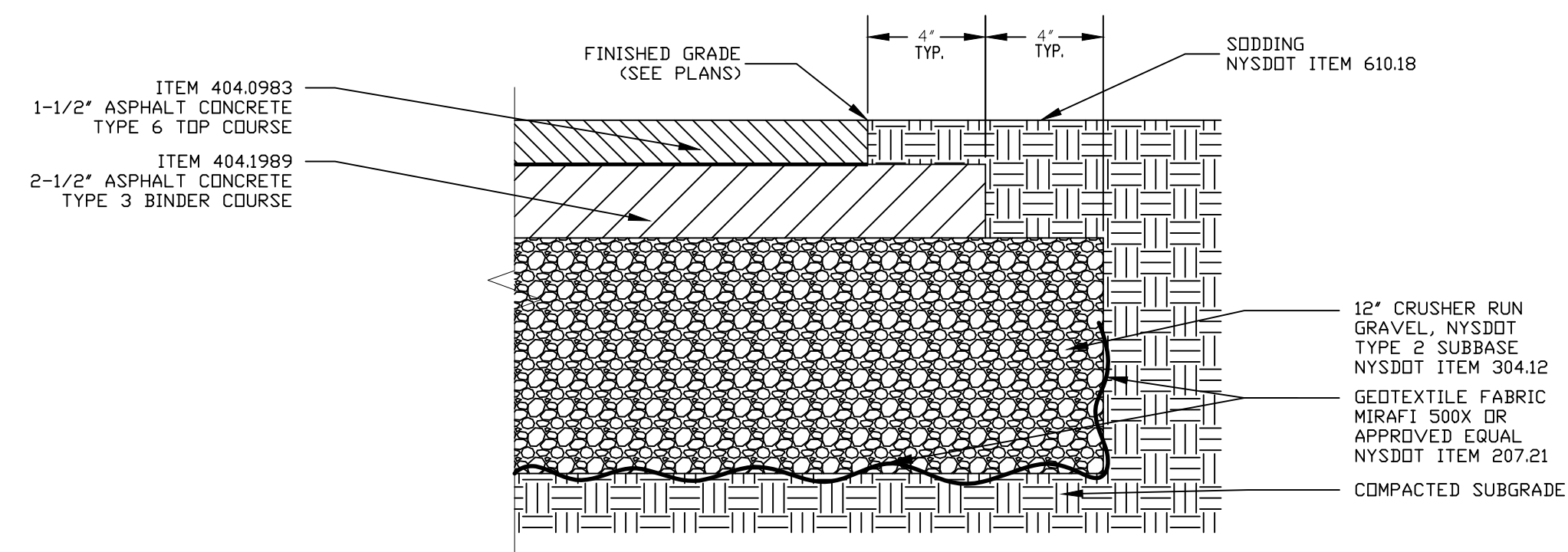
2. PAINT SHALL BE NYSDOT APPROVED
PAVEMENT MARKING PAINT.

3. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

- ALL HANDICAPPED PARKING SPACES
4. SHALL HAVE PAVEMENT MARKINGS
PLACED IN ACCORDANCE WITH
NYSDOT STANDARD DETAIL SHEET
M608-4R1. THE INTERNATIONAL
ACCESS SYMBOL SHALL BE
STENCILED IN EACH DESIGNATED
PARKING SPACE.



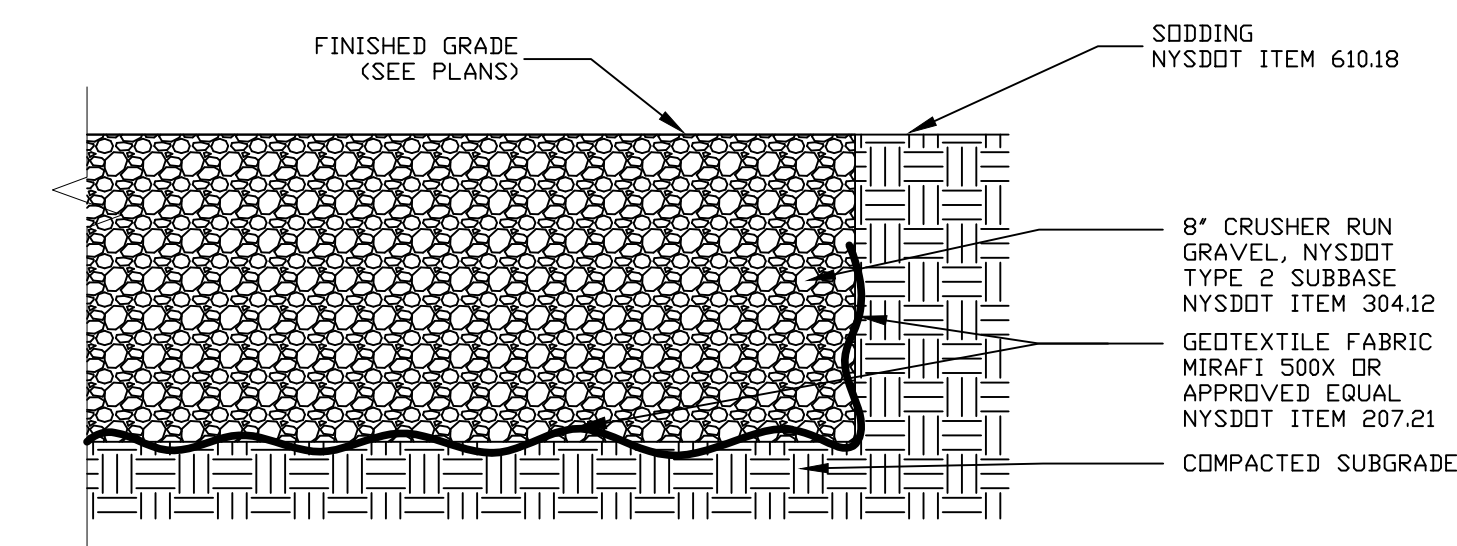
2 NYSDOT PAINTED STRAIGHT ARROW
C-6 NOT TO SCALE



3
C-6

ASPHALT PAVEMENT SECTION

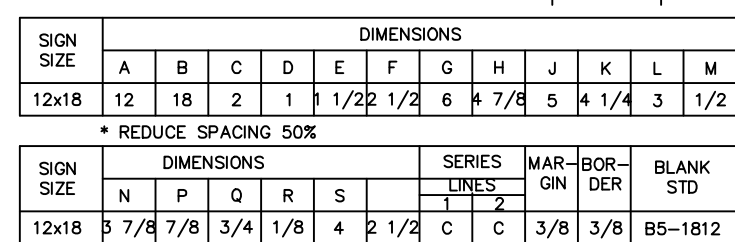
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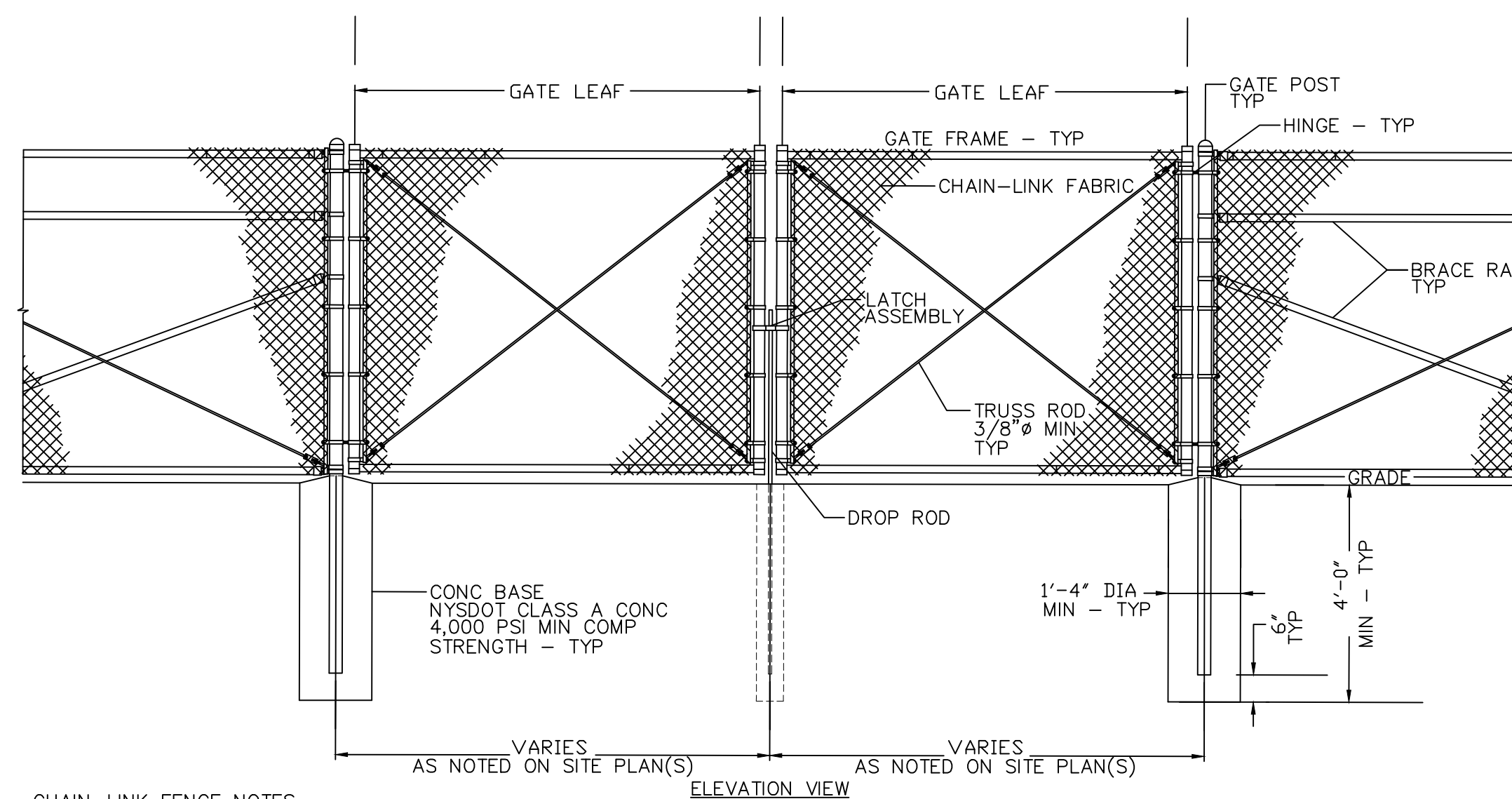
6
C-6

GRAVEL PAVEMENT SECTION

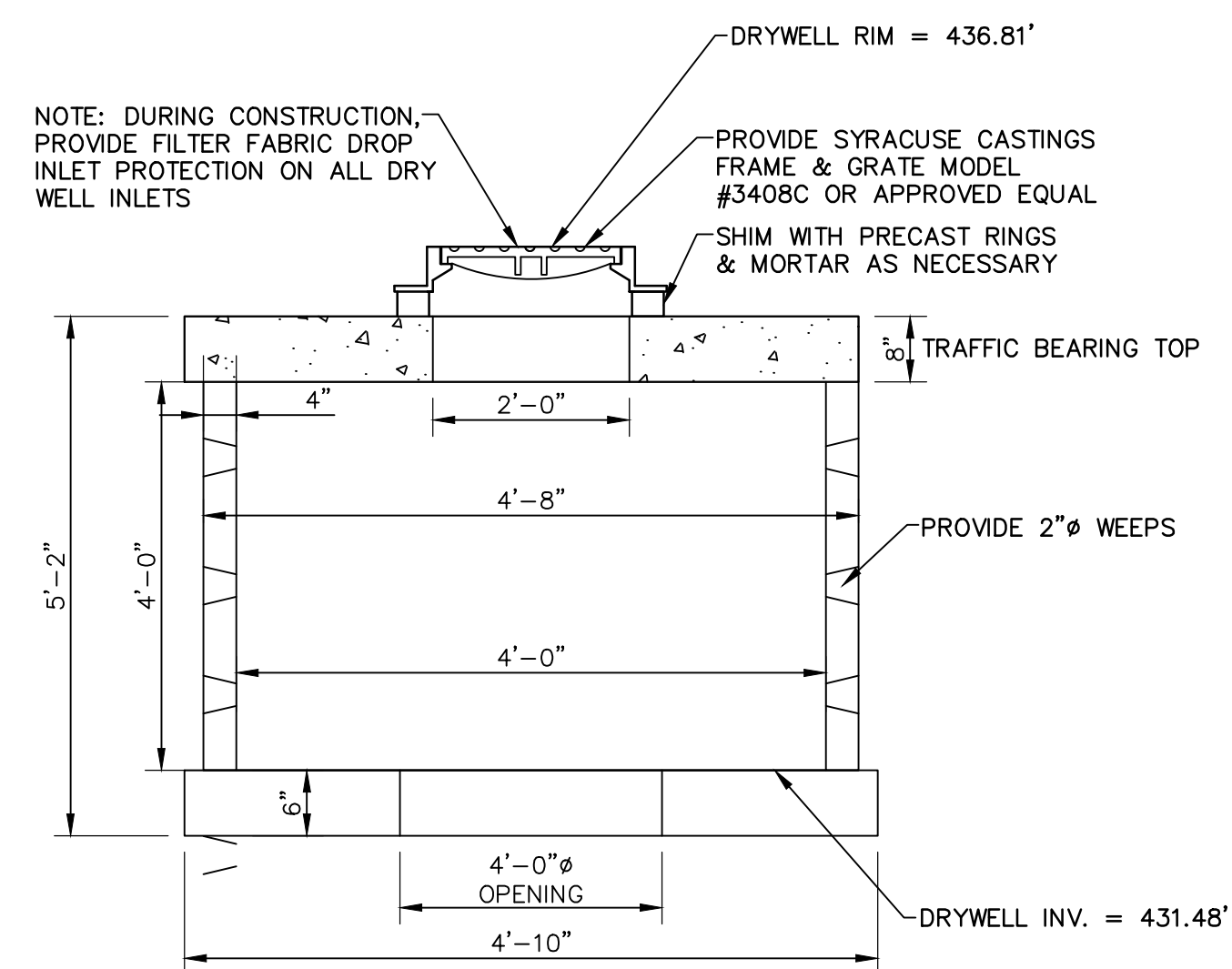
NOT TO SCALE



4 HANDICAP PARKING SIGN
C-6 (R7-8)
NOT TO SCALE



5 TYPICAL DUMPSTER ENCLOSURE DETAIL
C-6 NOT TO SCALE



7
C-6 DRYWELL DETAIL
NOT TO SCALE

<p>DRYWELL NOTES:</p> <p>1. PROVIDE 24" CRUSHED #3 STONE AROUND PERIMETER OF DRYWELL.</p> <p>2. PROVIDE 18" CRUSHED #3 STONE BELOW DRYWELL.</p> <p>3. PROVIDE MIRAFI 140N GEOTEXTILE FILTER FABRIC AT BOTTOM & PERIMETER OF EXCAVATION.</p>
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COMMERCIAL
CENTURY 21
Bridgewater Commercial Realty
315.928.1500
C21BridgewaterCommercial.com
SOLD









Leader Market
بازار القادسي
Boulevard Books
Adult Outlet

Approved Credit Services, Inc.
Manufactured Housing Finance Specialists
10000 Hwy 101, Suite 100, Jacksonville, FL 32216
904-444-1001 • 24/7-24/7

ALICE
BOUTIQUE

City of Syracuse

Parcel History

01/01/1900 - 01/30/2025

Tax Map #: 035.-02-57.0

Owners: ETK JR Realty, LP, JERRY TROMBINO

Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
2564-70 Erie Blvd E	04/10/70	Project	Resubdivision	Approved	R-70-02 COMBINE 15 PARCELS INTO 11 NEW LOTS. MAP #5056 FILED 4/10/70 101-207 SEELEY ROAD ALSO PART OF THIS CASE
2564-70 Erie Blvd E	03/08/79	Project	Sign Waiver	Approved with	AS-79-006 Waiver of area. aka 2564-70 Erie Blvd. E.(Aamco)
2564-70 Erie Blvd E	04/10/13	Completed Complaint	Sewer Back Up	Completed	2013-07156 sewer bu it is a automotive transmission garage will open 8am
2564-70 Erie Blvd E	05/02/13	Completed Complaint	Sewer Back Up	Completed	2013-09506 bu will be there 8-5 on thursday
2564-70 Erie Blvd E	05/04/16	Permit Application	FPB Tank - Removal	Issued	23806 Remove 1000 gal transmission fluid tank
2564-70 Erie Blvd E	05/19/16	Inspection	Inspector Notification	In Progress	
2564-70 Erie Blvd E	05/26/16	Completed Permit	FPB Tank - Removal	Certificate Issued	23806 Remove 1000 gal transmission fluid tank Certificate of Completion #23806
2564-70 Erie Blvd E	05/30/16	Inspection	Progress Inspection	Pass	
2564-70 Erie Blvd E	11/13/24	Project	SP - Light Duty MVR	On Hold	SP-24-27 SUP application for change of use from vacant to light automobile repair in MX-3 District along with exterior site additions and changes.
2564-70 Erie Blvd E	11/13/24	Project	Minor Site Plan Review	On Hold	MiSPR-24-88 Change of Use and exterior alterations, companion application to SP-24-27.
2564-70 Erie Blvd E	01/14/25	Project	Variance (Area)	Active	V-25-02 Applicant seeks relief from the violation of not meeting the minimum two-story building addition on a proposed "Light Auto, Repair" use type facility in (MX-3) Zone District. The total lot size of the subject parcel is 38,300 SF and the addition will contain 2,400 SF as structural coverage.



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Erwin Kost,Jr

From: Amber Dillon, Zoning Planner

Date: 1/31/2025 4:28:55 PM

Re: Variance (Area) V-25-02
2564-70 Erie Blvd E, Syracuse, 13224

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

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the 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	01/14/2025		
Zoning Planner	Waiting on Board	01/27/2025	Amber Dillon	On 2/6 BZA Meeting
Zoning Administrator	Pending	01/14/2025		

Project:

V-25-02

Date:

2/6/2025

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Project: V-25-02

Date: 2/6/2025

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.

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

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

City of Syracuse Board of Zoning Appeals

2/6/2025

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM