

City of Syracuse Zoning Office

Application for  PROJECT SITE REVIEW  SITE PLAN REVIEW-LAKEFRONT DISTRICT  
City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426 \* 315-448-8640

For Office Use: Filing Date: 6/1/2021 Case Number: SR-21-02 Zoning District: BA

**PROPERTY TAX ASSESSMENT ADDRESS(ES)**

**TAX ID(S)/SBL**

(See Tax Assessment Roll at syrgov.net/Assessment.aspx, or 315-448-8280)

3114 James Street Syracuse, NY 13206

024.-12-03.0

3116-30 James Street & Homecroft Rd. Syracuse, NY 13206

024.-12-04.0

**PROJECT TYPE** (please check all that apply and briefly describe)

- Demolition: \_\_\_\_\_
- New Construction: \_\_\_\_\_
- Exterior Alteration: Front facade work and repair to existing building.
- Site Changes: Exterior work will also include paving repair, drainage grates, and parking lot striping/labeling to code.

**PROJECT DESCRIPTION**

We have purchased the existing property and structure which was formerly Rite Aid. We will be using the existing structure  
 Family Dollar Store. We will be doing clean up of the property including Front facade work and repair to existing building. See plan attached.  
 dry well drainage grate will be installed on each side of the building as there is parking on both sides of the building.  
 will also install bollard safety protection in front of the gas meters on the east side of the building.

**EXISTING AND BUILDING OCCUPANCY INFORMATION** (existing, proposed, and changes)

the existing building layout of the building and repurposing the interior for a Family Dollar Store.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PROPERTY OWNER (required)**

As listed on the Tax Assessment Roll available at [syrgov.net/Assessment.aspx](http://syrgov.net/Assessment.aspx) or 315-448-8280

David	Muraco	President / Owner Empire Management of CNY, Inc.	
<i>First Name</i>	<i>Last Name</i>	<i>Title &amp; Company</i>	
4306 E Genesee St. DeWitt, NY 13214			
<i>Address</i>			
DeWitt,	NY 13214	315-445-8990	dcmuraco@empiremgtco.com
<i>City</i>	<i>State &amp; Zip</i>	<i>Phone</i>	<i>email</i>

**APPLICANT (if different from owner)**

<i>First Name</i>	<i>Last Name</i>	<i>Title &amp; Company</i>	
<i>Address</i>			
<i>City</i>	<i>State &amp; Zip</i>	<i>Phone</i>	<i>email</i>

**REPRESENTATIVE (architect, engineer, attorney, etc., if applicable)**

David & Louis	Muraco	Empire Management of CNY, Inc.	
<i>First Name</i>	<i>Last Name</i>	<i>Title &amp; Company</i>	
4306 E Genesee St.			
<i>Address</i>			
DeWitt	NY 13104	315-445-8990	dcmuraco@empiremgtco.com
<i>City</i>	<i>State &amp; Zip</i>	<i>Phone</i>	<i>email</i>

**DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

**PROPERTY OWNER SIGNATURE (required)**

As listed on the Syracuse Tax Assessment Roll available at [syrgov.net/Assessment.aspx](http://syrgov.net/Assessment.aspx), or 315-448-8280. If not listed as the current owner, please include a proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. If the property owner is a Corporation or Organization, the person signing must provide verification they are a member. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

*David C. Muraco*

4/12/2021

PROPERTY OWNER SIGNATURE

DATE

David C. Muraco - President - Empire Management of CNY, Inc.

Please legibly PRINT SIGNATURE NAME, and, if applicable, TITLE and COMPANY



May 27, 2021

Heather Lamendola  
City of Syracuse – Office of Zoning Administration  
201 East Washington Street, Room 101  
Syracuse, NY 13202

**Re: Site Plan Review Application - Proposed Family Dollar  
3114 and 3116-30 James Street  
City of Syracuse, Onondaga County, NY**

Dear Ms. Lamendola,

Attached for your review is a revised submittal package for the proposed Family Dollar on James Street and Homecroft Road. Below is a brief summary of the changes that have been made to the site plans thus far:

- Addition of two 4' diameter precast concrete dry wells within the existing parking area.
- Proposed striping for ADA parking space on either side of the existing building.
- Drainage arrows are shown on the plan to illustrate the on-site drainage pattern across the parking lot
- Two pipe bollards are shown adjacent to the existing gas meter on the east side of the building.
- A proposed concrete pad and dumpster enclosure is located in the southwest site corner.

Below are numbered responses to the site plan review application response letter from the Office of Zoning Administration on April 21<sup>st</sup>, 2021.

**1) Zoning schedule**

*Project zoning information has been provided in the site criteria checklist. Please note that upon review of the zoning map, it appears that the zoning district line does not match the existing lot line.*

**2) Demolitions and post demolition conditions**

*No demolition is required for the improvements to the site exterior.*

**3) Structures, facilities, utilities, and drainage**

*Two precast concrete drywells are proposed within the existing asphalt parking lots to the east and west of the existing building. Drainage arrows indicating the direction of on-site sheet flow are provided on the plan.*

**4) Parking areas**

*An ADA parking space and associated striping/signage is proposed at the northwest building corner. The remainder of the existing parking layout, spaces, and aisle widths are to remain as they exist today. The asphalt pavement will be resurfaced and sealed as needed with no change to the site drainage conditions.*

**5) Loading dock**

*The existing loading dock on the building will remain.*



**6) Dumpsters**

*A proposed dumpster enclosure and concrete pad is shown on the plan in the southwest corner of the subject property.*

**7) Landscaping**

*No landscaping improvements are proposed at this time.*

**8) Screening/fencing**

*No fencing or landscaped screening is proposed on the site at this time.*

**9) Lighting**

*No additional site lighting is proposed at this time. Existing light fixtures are called out on the plan.*

**10) Ground signs**

*The existing pylon sign is to be re-used; no new ground signage is proposed at this time. Details for the proposed building signage has not been provided from the client at this time. We are aware that a sign permit/sign waiver application will be required in order to obtain a building permit. Full details and dimensions of all proposed signs will be provided once available.*

**11) Street right-of-way conditions**

*Access driveways and all associated curbing, sidewalk, and pavement in the ROW for the subject property are to remain as they exist today. Site photos of the existing conditions are included in this submittal package.*

**12) Encroachments**

*There are no encroachments into the City ROW shown on the provided survey.*

Any and all future comments will be addressed accordingly. If you have any questions or if you need any other additional information, please contact us.

Respectfully submitted,

NAPIERALA CONSULTING  
Professional Engineer, P.C.

*Christian Hill*

Christian Hill  
Design Engineer



# Permit Intake Meeting

City of Syracuse | Central Permit Office

24 MARCH 2021 / 2:30 PM

WEBEX CONFERENCE



## Attendees

Eli Niyihakuye; Gail Swistak; Elton Davis; Bob Moore; Mirza Salkic; Neil Burke

## Project

- Applicant: David & Louis Muraco
- Address: 3114 James St

## Notes/Action Items

### Building

- Provide a legal survey.
- Ensure to comply with the handicap signage requirements.
- Separate permits are required for electrical; HVAC; plumbing; sprinklers; tanks; fire alarms; elevators; signage, et cetera.
- To avoid further delays, please ensure that owner information information is provided as a secondary contact, if not determined to be the primary contact.
- To avoid further delays, please ensure that owner information information is provided as a secondary contact, if not determined to be the primary contact.

### Fire

- Showcase the street address on the side building.
- Ensure to have sufficient gas meter bollards on the east side of the building.

### Zoning

- Any facade changes or new signage will require a [Site Plan Review Application](#).
  - Please complete a [Short Environmental Assessment Form](#) as part of your application requirements.
- Please be aware that incomplete submissions will be returned.
- Zoning approval is required prior to permit issuance.

- If you have any questions or concerns, please contact the *Zoning Office* directly at (315) 448-8640 or [zoning@syrgov.net](mailto:zoning@syrgov.net).

**DPW**

- Provide justification for maintaining the curb cut on James St.
- As it exists, the pavements in these two parking lots drain to the sidewalk and the street causing localized flooding.
- The problem should be corrected either with some form of green infrastructure, strategically placed dry wells or catch basins connected to the storm sewer.

**Engineering**

- A dry well drainage will be required on each side of the curb cut.
- The county 1:1 offset ratio is going to apply and pre-and post- sanitary flows will have to be provided or a letter from an engineer.

**Next Steps**

- Please submit updated plans via [goPost](#) to the *Central Permit Office*, so that an application may be initiated for your project:
  - Please see attached guide on digital plan review submission.
  - Objectives for review are as follows:

Commercial Reno/Rem/Change of Occ.	6 Weeks*
Commercial New Building/Site Work	8 Weeks*
*Review times are subject to change due to adverse comments and consequential review cycles.	

- All Zoning submissions (including updated submissions) must be submitted to the Zoning Office directly.





**Family Dollar 3114 & 3116-30 James St. Syracuse, NY 13206 - Justification Letter to Retain Existing Curb Cuts**

**Monday April 12<sup>th</sup>, 2021**

**Project**

**Applicant: David & Louis Muraco**

**Address: 3114 & 3116-30 James St. Syracuse, NY 13206**

**To the attendees of our March 24<sup>th</sup>, 2021 Permit Intake Meeting,**

As discussed, we are writing to you to provide justification to retain the existing curb cuts on James St. for the former Rite Aid property we have purchased at 3114 & 3116-30 James St. Syracuse, NY 13206 where we have formally entered into a Lease Agreement with Family Dollar contingent upon retaining the existing curb cuts at the property.

Not only is it a requirement from our tenant for the functionality and repurposing of the existing structure on this property, it is imperative that we retain the existing curb cuts on James St. for many important reasons relating to the viability and usability of this property for our retail tenant. A few of the most important are highlighted below:

1. Retaining both curb cuts allows for easy circulation in and out of the property. The site is technically comprised of two tax parcels, 3114 James Street Syracuse, NY 13206 024.-12-03.0 and 3116-30 James Street & Homecroft Rd. Syracuse, NY 13206 024.-12-04.0 so they each need their own drive access. This is how Rite Aid functioned for many years.
2. Family Dollar requires both curb cuts for customer, employee, and delivery ingress/egress. Per our site plan, we have demonstrated the delivery truck turning radius plans. Without both curb cuts, there is no way for the delivery truck to make the proper movements within the site. Without both road cuts there is potential to block customers and/or employees, fire trucks, etc. from ingress/egress to the site.
3. Reduces potential for traffic jams within the site especially during delivery times as stated above.
4. We are reutilizing the site in its existing state and our new user functions in a similar capacity to Rite Aid.
5. Removing the road cut would inhibit Family Dollar's ability to be successful without having driveway and parking access on both sides of the building. Currently, the neighboring property N/F Lands of 3100 James Street, LLC #3100-3006 James Street is also utilizing the parking lot. We intend to be a good neighbor and will be enforcing parking regulations on that side of our property.

As the owners of this property, we sincerely ask that you review this request with the understanding that the requirement of the two curb cuts on James Street is a dealbreaker for our tenant. Family Dollar has informed us that if both of the current road cuts do not remain on James Street, they will not lease this building. We plan to make a significant investment to rehabilitate and repurpose this building for a needed service in the area. Our personal investment and interest in this property is long term and will include paving repairs, re striping, proper parking labels, cross hatching, facade renovation, roof repairs, HVAC systems, and a full interior build out. Our tenant is eagerly awaiting this approval and we look forward to starting this project and working with the City of Syracuse!

**Best Regards,**

**David C. & Louis D. Muraco - Empire Management of CNY, Inc.**

**4306 E Genesee St**

**Dewitt, NY 13214**

**Office: (315) 445-8990 Fax: (315) 445-7977**

**dcmuraco@empiremgtco.com**

PHONE

FAX

WEB

4306 E Genesee St., Dewitt, NY 13214

(315) 445-8990

(315) 445-7977

www.empiremgtco.com

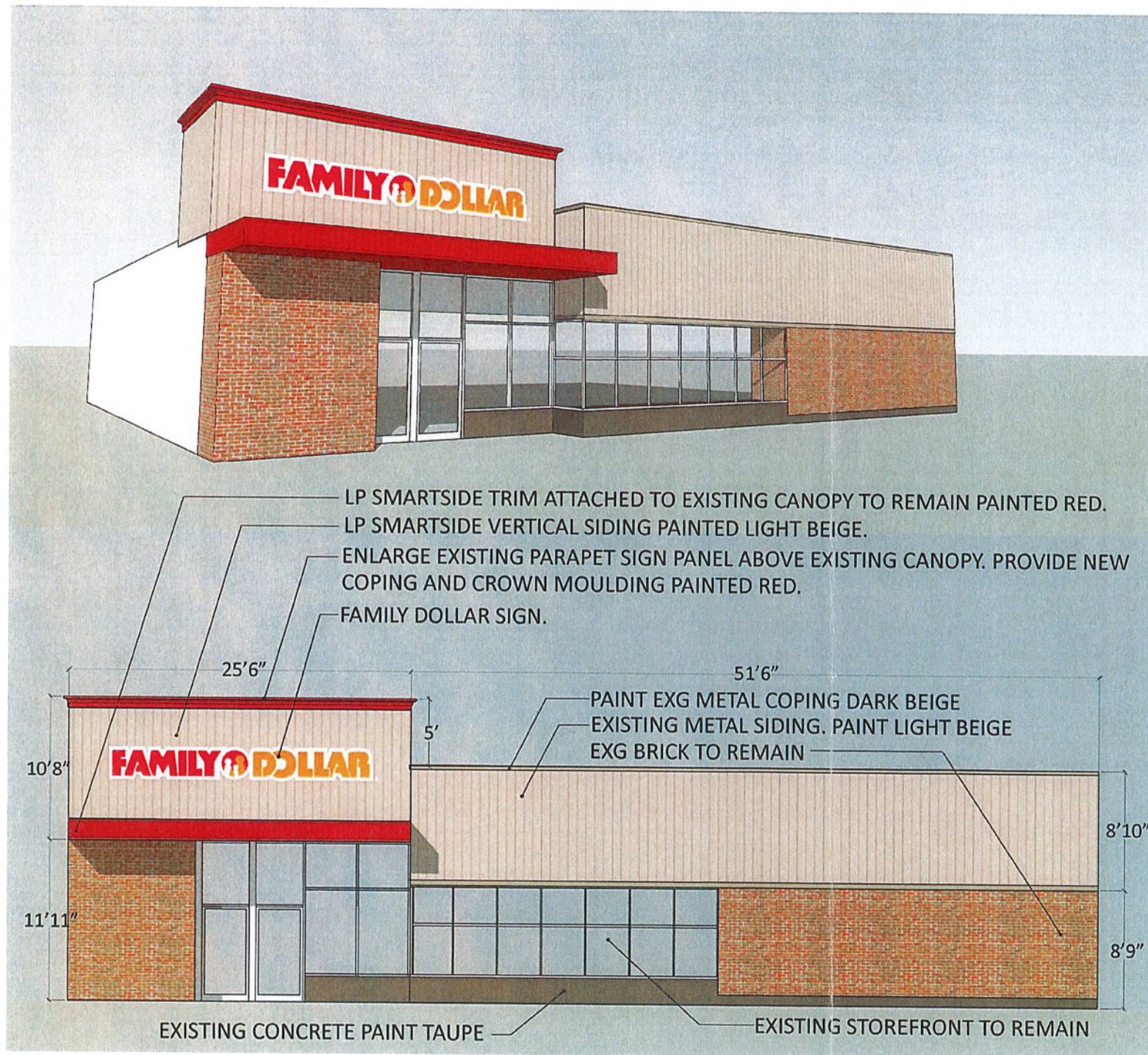













**PAINT LEGEND**  
 RED - BM SAFETY RED  
 LIGHT BEIGE - SW AESTHETIC WHITE  
 DARK BEIGE - SW BALANCED BEIGE  
 TAUPE - SW VIRTUAL TAUPE

FAMILY DOLLAR - EASTWOOD  
 3116 JAMES STREET  
 SYRACUSE, NEW YORK

DATE: 04/09/2021  
 SCALE: NO SCALE



ARCHITECTS

239 E. Water Street - 2nd FL  
 Syracuse, New York 13202  
 www.in-ARCHITECTS.com







Google Maps 3120 James St



Imagery ©2021 Maxar Technologies, New York GIS, Map data ©2021 50 ft

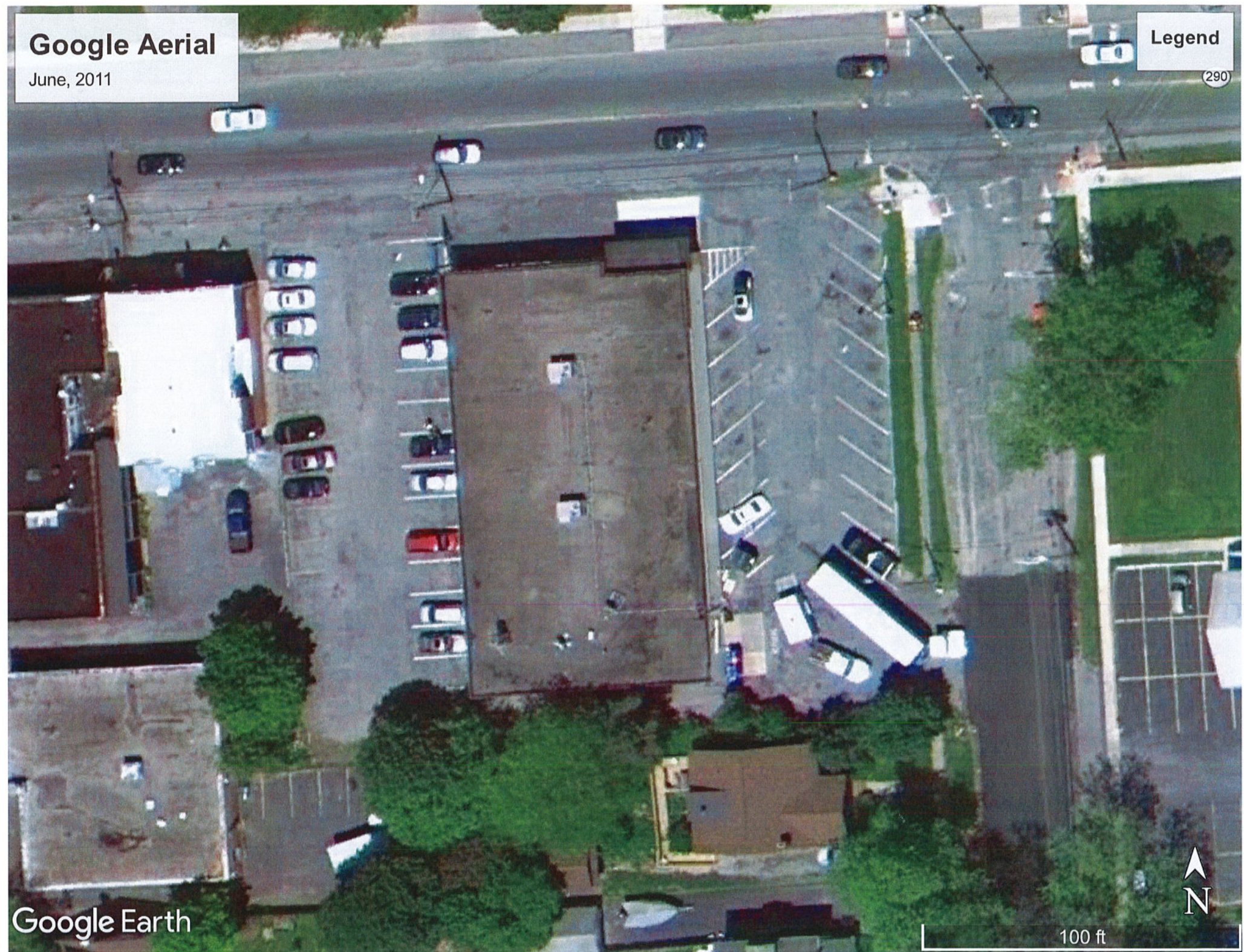


Google Aerial

June, 2011

Legend

(290)



Google Earth

100 ft





# Eastern Street View

October, 2020

Legend



Google Earth

© 2021 Google

6.12 ft



# Northeastern Street View

November 2020.

Legend



Google Earth

© 2021 Google



6.97 ft



# Northwestern Street View

November 2020.

Legend



Google Earth

© 2021 Google

7.65 ft



# James Streetscape

View Looking East, November 2020.

Legend



Google Earth

© 2021 Google



6.63 ft



# James Streetscape

View Looking West, November 2020.

Legend



Google Earth

© 2021 Google

8.17 ft



# Former Rite Aid



3114 + 3116-30 James St.



# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Former Rite Aid Reutilization of Existing Structure and Site for Proposed Family Dollar Store			
Project Location (describe, and attach a location map): 3114 & 3116-30 James Street, Syracuse, NY 13206 (Tax ID #024.-12-03.0 & 025.-12-04.0)			
Brief Description of Proposed Action: Renovation of an existing vacant commercial building (former Rite Aid) to be used as a proposed Family Dollar Store. Project work will include repairs to the front facade and building, addition of two dry wells within the parking area, installation of pipe bollards to protect the gas meter, proposed striping of ADA spacing, and asphalt resurfacing in the parking area as required.			
Name of Applicant or Sponsor: Empire Management of CNY, Inc. (Contact: David C. Muraco)		Telephone: (315) 445-8990 E-Mail: dcmuraco@empiremgtco.com	
Address: 4306 East Genesee St.			
City/PO: DeWitt		State: NY	Zip Code: 13214
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <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 Permitting Office			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.75 acres b. Total acreage to be physically disturbed? _____ 0.0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.75 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			



	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional

Wetland    Urban    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?  NO  YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  NO  YES

If Yes, briefly describe:

Site stormwater runoff sheet flows into the James Street ROW before entering the City stormwater conveyance 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:

NY Spill No. 1901535 on 5/14/2019, #2 fuel oil spill from on-site equipment failure, closed on 8/13/2019.

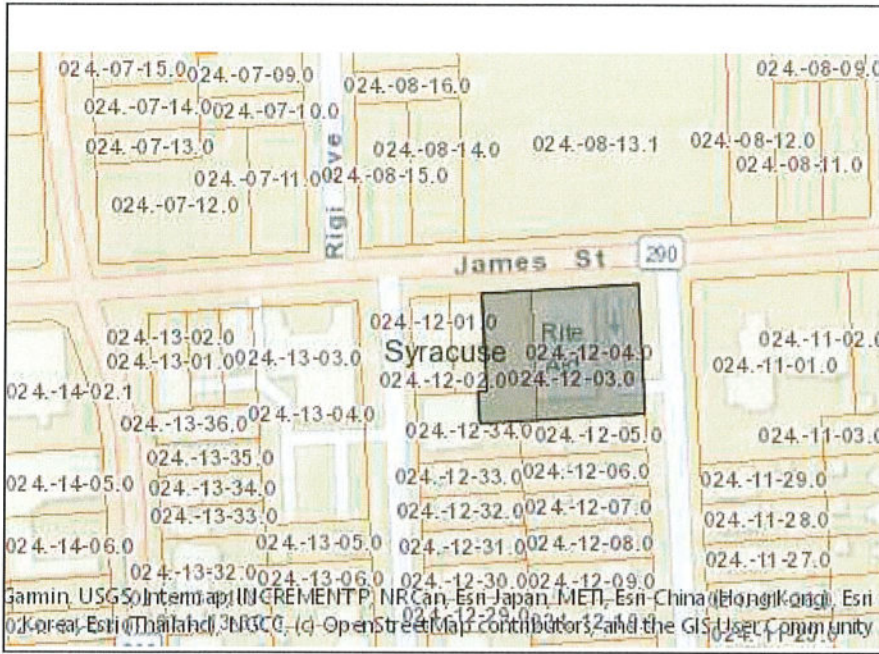
	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Christian Hill (Napierala Consulting) Date: 5/12/21

Signature: [Signature] Title: Engineer for Owner





**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]	No
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