

City of Syracuse
Office of Zoning Administration

REVISION 1
8-19-2021

SPECIAL PERMIT APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640
315-448-8640 * [zoning@syr.gov.net](mailto:zoning@syr.gov) * www.syr.gov.net/Zoning.aspx

Office Use Date: 8/25/2021 Case: SP-89-25M1 Zoning District: BA(1927)

SPECIAL PERMIT REQUESTED (Check all that apply and briefly describe.)

- Restaurant** (bars, taverns, coffee shops, night clubs): Customer Area Square Footage:
- Dining Room Entertainment - hours & details
- Bar Service Stage - hours
- Drive-Thru DJ Booth - hours
- Other** (describe): (1) car wash & (2) light vehicle repair shop

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)*</u>	<u>DATE ACQUIRED</u>
1) <u>634 S. Geddis Street</u>	<u>097.-17-03.2</u>	<u>Mitchell Sakran</u>	<u>not listed</u>
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

* As listed in the Department of Assessment property tax records at <http://syr.gov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) _____ 2) _____ 3) _____

PROJECT CONSTRUCTION (Please check all that apply and briefly describe.)

- Demolition (full and partial): _____
- New Construction:** new fences and new signs
- Exterior (façade) Alterations: _____
- Site Changes: _____

PROJECT INFORMATION (Briefly describe, as applicable.)

Business/Project Name: _____

Current Land Use(s): _____

Proposed Land Use(s): _____

Total Number of Dwelling Units: _____

Days and Hours of Operation: _____

Total Number of Onsite Parking Spaces: _____

PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

The property has an existing Special Permit for a CAR WASH. The requested modification is to include a new LIGHT VEHICLE REPAIR, limited to oil changes and tire repairs. The car wash has zero full time employees, and will remain open 8 am to 8 pm daily. The vehicle repair will have 2 employees and be open 8 am to 5pm Monday through Saturday. As a security measure, the rear parking lot will be screened and fenced. Rolling security grills will be added to the wash bays to complete the rear lot security. Proposed is a new ground fence within the City's right-of-way. We ask the Commission to approve it, conditional upon the City granting encroachment permission. See the drawings for proposed signage.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:
* Signature:			Date:	

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:
* Signature:			Date:	

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:
* Signature:			Date:	

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:
* Signature:			Date:	

MITCHELL SAKRAN OWNER
 634 S. GEDDIS ST SYRACUSE NY Phone: 315-382-4216

*** OWNER SIGNATURE 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.

APPLICANT(S) (if applicable)

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

124 Feigel Avenue	Pitcher	Architect	Pitcher Architect PLLC	
First Name	Last Name	Title	Company	
124 Feigel Avenue		Syracuse	NY 13203	Phone: 315.474.1219
Street Address	Apt / Suite / Other	City	St Zip	Email: JobsPitArch@gmail.com

First Name	Last Name	Title	Company	Phone:
Street Address	Apt / Suite / Other	City	St Zip	Email:

**Project Site / Site Plan (Lake Front) / Multi-Building / Project Plan
Review Application**

INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

Applications together with the required submittals below must be submitted in **HARD COPY, SINGLE SIDED** and **NOT BOUND**, to the City of Syracuse Office of Zoning Administration, City Hall Commons – Room 500, 201 East Washington St., Syracuse, NY 13202. E-mailed submissions will not be processed.

Please submit **ONE (1) COPY** of the following:

- APPLICATION** – filled out completely, dated, and **signed by property owner(s) as instructed.**
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) ASSESSMENT FORM** (for most applications a Short Form (SEAF) - Part One) – filled out to the best of your ability, dated, and signed.
- MATERIAL AND COLOR SPECIFICATIONS** - catalog cuts / product brochures for all materials and colors. Life size samples or real materials cannot be accepted.
- 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.
- SIGN SUBMISSION FORM**
- APPLICATION FEE** – \$0.

Please submit **THREE (3) FULL-SIZE AND TO-SCALE SETS** for review purposes, and **ONE (1) REDUCED SET** (11X17, or smaller) for copying, of the items listed below. All plans must include a title block with author, date, scale, and Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below.

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating **boundaries, easements, and current conditions** including structures, fencing, parking surface, 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, as applicable:
 1. **zoning schedule** (density, setbacks, building and parking surface coverage, screening, parking requirements)
 2. **demolitions and post demolition** conditions
 3. **structures, facilities, utilities and drainage**
 4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
 5. **loading dock and delivery areas**
 6. **dumpsters** and/or trash receptacles
 7. **landscaping** including type, height, and number of plantings
 8. **screening/fencing** including type and height for parking, dumpsters, and site
 9. **lighting** including structure heights and luminaries wattage
 10. **ground signs**
 11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- 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 (plans), if available.)

- FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies with square footages clearly label for land uses.

Commercial Layouts

1. Customer areas
2. Employee areas
3. Storage areas and restrooms
4. Office space
5. Counters, tables, chairs, booths
6. Stages, dance floors, DJ booths
7. Shelving and display areas
8. All kitchen equipment
9. Coolers, freezers, etc
10. Vending machines, amusement games, etc

Residential Layouts (Dwelling units)

1. Common areas (living and dining room, kitchen)
2. Bathrooms, hallways and closets
3. Bedrooms

617.20
Appendix B
Short Environmental Assessment Form

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: 634 S. Geddis Car Wash & Repairs			
Project Location (describe, and attach a location map): 634 S. Geddis Street to Amy Street; Syracuse, NY			
Brief Description of Proposed Action: New fence and signs.			
Name of Applicant or Sponsor: Mitchell Sakran		Telephone: 315.382.4216	
		E-Mail:	
Address: 634 S. Geddis Street			
City/PO: Syracuse		State: NY	Zip Code: 13204
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 governmental 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?		0.667 acres	
b. Total acreage to be physically disturbed?		0.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.667 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>MITCHELL SAKRAN</u> Date: <u>8/5/2021</u>		
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>



Front (East) elevation facing S. Geddis Street; from left to right, one repair bay, four car wash bays. See drawings L-2 & L-3 for sizes and locations of signs.

Property is reported to having an existing “Special Permit for Car Wash” -- now requesting modification to add “Special Permit Light Vehicle Repair.”



PANORAMIC VIEW: #2 the front elevation. Turning to the right



#3. At driveway entrance looking North to neighboring buildings. (Dumpsters next door).



#4: looking North on S. Geddis Street



#5: looking East across S. Geddis Street.



#6. Looking Southeast towards Geddis & Shonnard intersection.



#7. Looking South at Geddis and Grand Avenue intersection.



#8. Looking Southwest down Grand Avenue.

REAR PARKING LOT PANORAMA

Amy Street lack curbs, curb cuts, and drainage gutters. Asphalt pavement of rear parking lot of property meets existing street asphalt without any demarcation or break.

Zone B to Zone RA: requires 4' to 6' high screening fence along the property line. See drawing L-2.



BEGIN REAR LOT PANORAMA, standing at the rear property line (West) looking East from where new fence gate shown on L-2, turning to the right.
#9. Rear (west) elevation.



#10. Looking side to South property line, and corner of parking lot and Amy Street (at utility pole.) Proposed chain link fence along property line, and vinyl fence between lot & Amy Street.



#11. Looking West. Moved up to car wash door, looking down parking lot, across Amy Street, to house on opposite side. New vinyl fence would stretch from left to right across the entire rear property line.



#12. Moved back to the rear (West) property line, looking North West down Amy Street.



#13. Turning right, looking North down Amy Street at side property line (North line). Puddle at approximately the right-of-way line. To right is stockade fence. New vinyl fence to meet existing wood fence.



#14. Looking Northeast: wood fence to be repaired, north wing of car wash on right of picture.

**City of Syracuse
Office of Zoning Administration
SIGN FORM**

Office Use Filing Date: _____ Case: _____ Zoning District: _____

SIGN TABLE

Please provide the following information for all existing and proposed business identification signage.

The business / tenant has space on the 1st story at street level: Yes No
 The business / tenant has space with direct frontage on the street: Yes No
 Street Name 1: 3634 S. Geddis St Linear building or tenant space frontage/width (feet): 93.5
 Street Name 2: _____ Linear building or tenant space frontage/width (feet): _____

Sign Number /Key	Proposed or Existing	Type (wall, projecting, window, ground)	Construction (channel, cabinet, other)	Sign Lighting (external / internal)	Sign Content (for example, Eat at Joe's)	Sign Height (grade to top of sign)	Sign Face Height (feet)	Sign Face Width (feet)	Sign Face Area HxW (sq ft)
S-1	E	W	plywood	ex.	NYS Vehicle Rep.	8'	2	3	6
S-2	E	W	plywood	ex.	Repairs	10'	1.5	2.5	3.75
S-3	E	W	plywood	ex.	oil, tires, \$15	10'	4.0	4.0	16
S-4	E	W	metal	ex.	change	6'	0.6	1.3	0.9
S-5	E	W	metal	ex.	no parking	8'	1.0	1.3	1.3
S-6	E	W	plywood	ex.	problems	8'	1.2	2.5	2.9

S-7 P G METAL INTERNAL BUSINESS 11'0" 5 5 x 2 SIDES = 50SF

This Sign Submission Form with the required submittals below must be submitted in **HARD COPY, SINGLE-SIDED** and **NOT BOUND** as follows: **ONE (1) COPY** of this Sign Submission Form; and **ONE (1) FULL-SIZE** and **TO-SCALE PLAN SET** for review, and **ONE (1) REDUCED SET** (11x17 inches, or smaller) for copying, of the items listed below. E-mailed submissions will not be processed.

- AS BUILT PROPERTY SURVEY** illustrating current conditions (**signed and stamped by a licensed surveyor**).
- SIGN DESIGN PLAN** illustrating the type of sign (wall, projecting, window, ground, roof) with the sign face height and width dimensions of outer-most sign boundary shown and noted.
- SIGN PLACEMENT PLAN** illustrating signage (keyed to the Sign Table) on the building façade(s) (signage superimposed on photographs can be used) with the distance from the ground to the top of the sign (sign height) noted.
- SIGN LOCATION PLAN** illustrating the location of property boundaries, and all building and ground signage locations keyed to the above Sign Table.

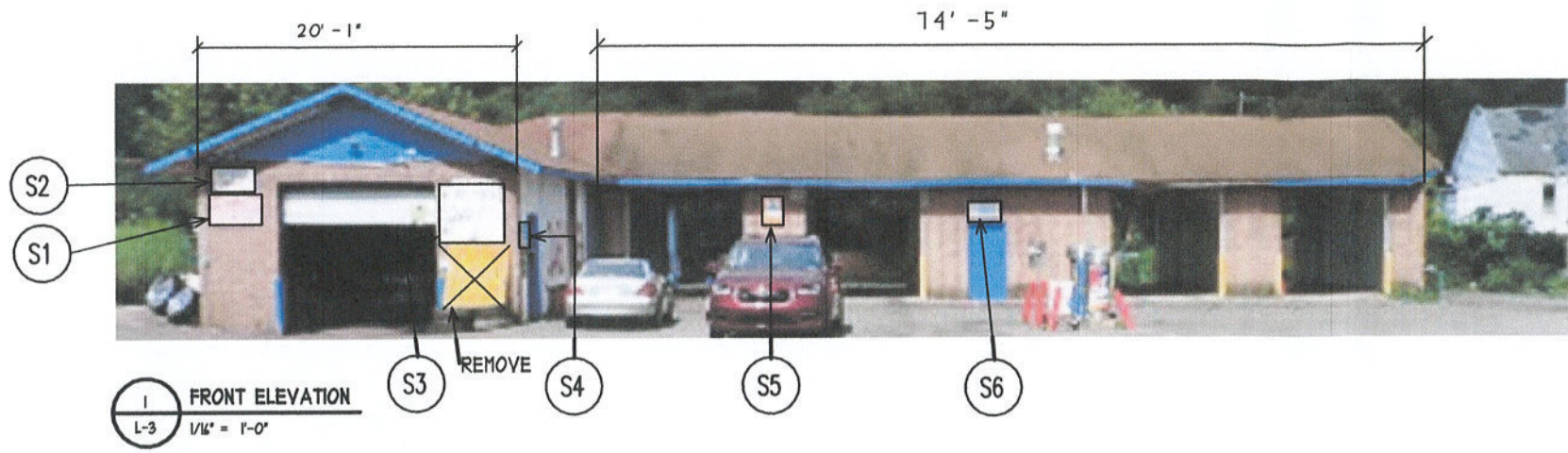
SIGN ALLOWANCES

Business identification signs are only allowed for uses allowed by right, Variance, or Special Permit

Zoning District	Type	Location	Number	Maximum Sign Face Area	Maximum Ground Sign Height
Residential (R -)	Wall or Ground	Street frontages 1st story or In front yard	1 per use	15 square feet (3 sf - office) (8 sf - bed & breakfast)	6 feet
Office (O -)	Wall or Ground	Street frontages 1st story or behind the front yard	1 per building	15 square feet	6 feet
Special Permit – All Districts	Wall, Ground	Street frontages	1 wall & 1 ground per business/tenant	40 square feet each (12 sf - trans parking)	30 feet (8 f - trans parking)

The total area of allowed business signage in the zoning districts below is based on the linear business / tenant space frontage (width) on the street (not the lot frontage)

Central Business District (CBD -)	Wall, Ground, Projecting, Marquee	Street frontages <u>1st story only</u>	1 per 1 st story business/tenant per street	1 square foot per 1 linear foot	
Local Business (BA), Commercial (C -), Industrial (I -),	Wall, Ground, Projecting, Marquee	Street frontages	2 per business/tenant per street	1 square foot per 1 linear foot	30 feet max



REMOVE 'AUTO SALES' REPLACE WITH 'VEHICLE REPAIR'

S-1 NYS REPAIR ONE SIDE: 24"X 36" = 4.5 SF
L-3 3/4" = 1'-0"

SIGN MATERIALS

SIGNS "S-1" - STANDARD NYS PAINTED METAL

SIGNS "S-2" THROUGH "S-6" EXTERIOR GRADE PLYWOOD, 3/4" THICK, PRIMER + 2 COATS OIL BASE ENAMEL PAINT, PAINTED LETTERING

ALL FABRICATED SIGNS: WHITE BACKGROUND, BLACK LETTERING.

SHOP DRAWINGS: S-2 THRU S-1

VERIFY 'COMPANY' NAME(S) AND PHONE NUMBERS. SUBMIT FINAL LAYOUT TO OWNER FOR APPROVAL BEFORE FABRICATING.

634 S. Geddis Street
"company"
Car Wash -- Tire Repair
Oil Changes
315.555.5555

S-2 (NAME) 18" x 30" ONE SIDE = 3.15 SF
L-3 3/4" = 1'-0"

CHANGE MACHINE
THANK YOU FOR CHOOSING
'COMPANY' CAR WASH

S-4 "COINS" 8"X16" ONE SIDE = 0.9 SF
L-3 3/4" = 1'-0"

NO PARKING
VEHICLES WILL BE
TOWED AT OWNER'S
EXPENSE
CALL
315-555-5555

S-5 NO PARKING 12"X16" ONE SIDE = 1.3 SF
L-3 3/4" = 1'-0"

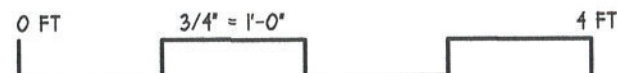
IF ANY PROBLEMS
PLEASE CALL
315-555-5555

S-6 "PROBLEMS" 14"X30" ONE SIDE = 3.0 SF
L-3 3/4" = 1'-0"

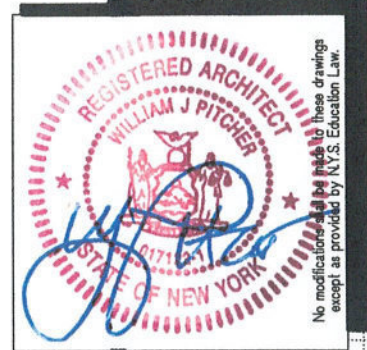
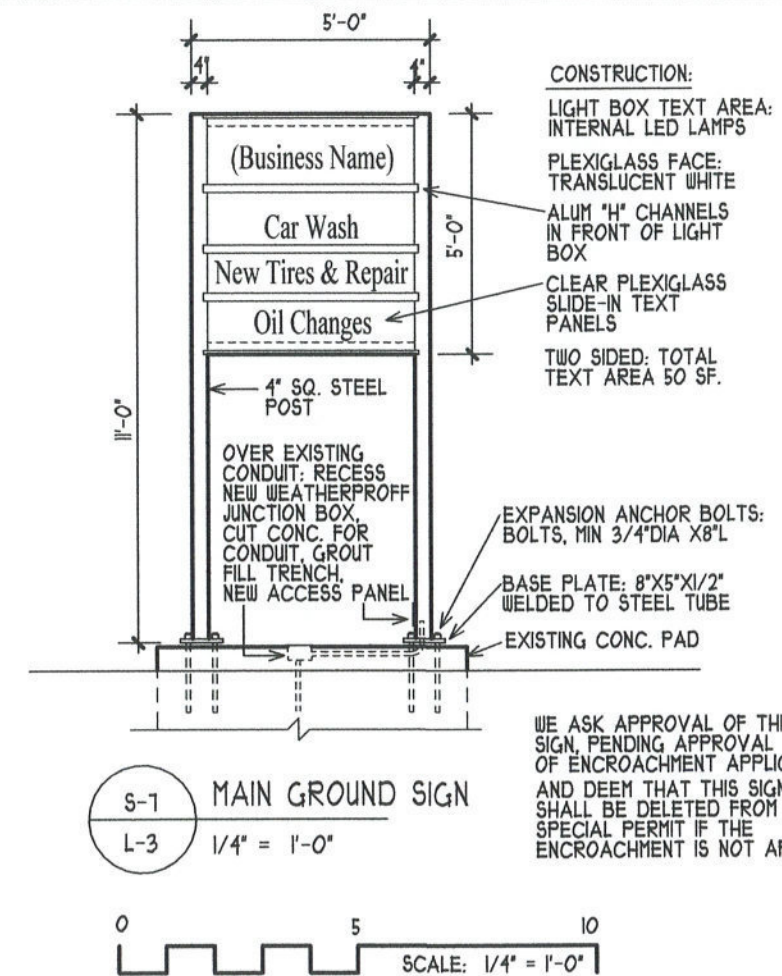
WE FIX TIRES
OIL CHANGE \$15
TIRE REPAIR
315-555-5555

REMOVE EXISTING SIGN, REPLACE WITH NEW ONE, SIMILAR TEXT

S-3 WE FIX
L-3 3/4" = 1'-0"



REMOVE EXISTING SIGN, REPLACE WITH NEW ONE, SIMILAR TEXT



JOB#: 221-27
DATE: 8-6-2021

124 Feigel Avenue
Syracuse, N.Y. 13203

PITCHER architect PLLC

315.474.1219

SPECIAL PERMITS:
CAR WASH & AUTO REPAIR
634 S. GEDDIS STREET
SYRACUSE, NY

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SIGNAGE NOTES & DETAILS
L-3

TAX ID: 091-11-03.2
 OWNER: MITCHELL SAKRAN
 TENANT: IAN // // // // //
 DESIGNER OF RECORD: PITCHER ARCHITECT PLLC
 EXISTING BUILDING PERMIT: N.A.

NUMBER OF STORIES: (N) ABOVE GRADE, (N) BELOW GRADE
 GROSS SQUARE FEET OF BUILDING: 3,162 GSF
 BUILDING GROSS AREA: MATERIALS OF CONSTRUCTION
 CAR WASH 2,041 GSF CONCRETE FLOOR, CONCRETE WALLS
 REPAIRS 1,115 GSF CONCRETE FLOOR, CONCRETE WALLS
 WOOD TRUSSES / WOOD RAFTERS

BUILDING HEIGHT ABOVE GRADE: ??? FEET
 ANY OCCUPIED ROOF? YES/NO
 TYPE OF EXTERIOR WALLS INTR B. STRUCT'L VERT'L ROOF
 CONST. BEAR'G NON-BR WALLS FRAME SHAFTS CONST.
 5B 2 HR 0-HR 0-HR N.A. N.A. 0-HR

EXISTING OCCUPANCIES CHANGE TO NEW OCCUPANCIES
 GROUP A-n ASSEMBLY GROUP A-n ASSEMBLY
 GROUP B- BUSINESS GROUP B- BUSINESS
 GROUP M - MERCANTILE GROUP M - MERCANTILE
 GROUP R - RESIDENTIAL GROUP SI- VEHICLE REPAIR

ELEVATOR CERTIFICATION
 NONE CURRENTLY CERTIFIED
 PHASE I RECALL ONLY NOT CURRENT, UPGRADE IN THIS WORK
 PHASE I + II RECALL

AUTOMATIC SPRINKLERS
 EXISTING SYSTEM TYPE: (WET MANUAL)
 NO SPRINKLERS
 THROUGH OUT BUILDING AUXILIARY SYSTEM:
 ONLY PARTIAL COVERAGE CHEMICAL, KITCHEN HOOD
 ADD NEW SYSTEM

FIRE ALARM SYSTEMS
 EXISTING FIRE SYSTEM EXISTING CARBON-MONOXIDE
 LACKS FIRE SYSTEM LACKS CARBON-MONOXIDE
 ADD MANUAL ALARM ADD SINGLE/MULTI-STATION UNITS
 ADD CENTRAL ALARM PANEL ADD TO CENTRAL ALARM PANEL

STANDPIPES
 NONE EXISTING SYSTEM

FIRE ALARM SYSTEM CLASSIFICATION (NFPA 12)
 HOUSE HOLD FIRE ALARM: A SYSTEM IN A HOUSEHOLD.
 PROTECTED PREMISES (LOCAL) FIRE ALARM SYSTEM: SOUNDS LOCAL ALARM WHEN ACTIVATED BY MANUAL ALARM BOXES, SPRINKLER WATER FLOW, CARBON DIOXIDE DISCHARGE DETECTION OF SMOKE OR HEAT.
 AUXILIARY FIRE ALARM SYSTEM: CONNECTED TO PUBLIC FIRE ALARM COMMUNICATION CENTER. SAME SYSTEM + EQUIPMENT AS CITY FIRE ALARM BOXES.
 LOCAL ENERGY SHUNT PARALLEL TELEPHONE
 REMOTE SUPERVISING STATION FIRE ALARM SYSTEM: TRANSMITS ALARM SUPERVISORY, AND TROUBLE SIGNALS FROM ONE OR MORE PROPERTIES TO REMOTE LOCATION WHERE ACTION IS TAKEN.
 PROPRIETARY SUPERVISING STATION FIRE ALARM SYSTEM: FOR SINGLE OWNERSHIP OF MULTIPLE PROPERTIES, CONSTANTLY ATTENDED LOCATION, RECEIVING SIGNALS FROM ADJACENT AND/OR REMOTE LOCATIONS.
 CENTRAL STATION FIRE ALARM SYSTEM: SYSTEM OR GROUP OF SYSTEMS WHICH TRANSMIT TO A CENTRAL STATION WHICH RECORDS, MAINTAINS, AND IS SUPERVISED BY OPERATORS.
 MUNICIPAL FIRE ALARM SYSTEM: TRANSMITS STREET ALARM LOCATIONS TO CENTRAL CONTROL CENTER USING WIRING SYSTEM OTHER THAN PUBLIC TELEPHONES.

SPECIAL EQUIPMENT
 COMM. KITCHEN HOOD, W/ CHEMICAL FIRE SUPPRESSION

SMOKE CONTROL
 YES NO

STRUCTURAL RISK CATEGORY
 ONE: LOW HAZARD TO HUMAN LIFE IF FAILURE: AGRIC. + STORAGE
 TWO: BUILDINGS NOT ONE, THREE OR FOUR
 THREE: GROUP E) 250; GROUP A) 300; GROUP I; G.T. 5000 PEOPLE
 FOUR: ESSENTIAL FACILITIES: HOSPITALS, NURSING, FIRE, POLICE, ETC.

SEISMIC DESIGN
 'A' 'B' 'C' 'D' 'E'

FLOOD PLAIN CLASSIFICATION
 NOT IN PLAIN CLASS: ????

STRUCTURAL LOADING OF FLOORS
 FIRST 150+ PSF CONC. SLAB-ON-GRADE
 SECOND
 THIRD
 FOURTH
 FIFTH

WORK AREA DESCRIPTION
 EXTERIOR WORK ONLY, NO INTERIOR WORK
 FLOORS ONE
 any of these????
 MAX FEET, EXIT COMMON TRAVEL: N.A.
 MAX FEET, EXIT TRAVEL DISTANCE: 42.5 FT
 REQUIRED EXITS PER FLOOR: 2 EXITS
 EXISTING OCCUPANCIES: SEE TO LEFT
 PROPOSED OCCUPANCIES: SEE TO LEFT
 ACTUAL EXITS PROVIDED: 2 EXITS
 CORRIDOR FIRE RATINGS
 NOT RATED 1-HR. 2-HR. 3-HR.
 SEPARATED MIXED USE GROUPS
 'A' 'B' 'E' 'M' 'R'

LOCALITY CODE DESIGN REQUIREMENTS

GROUND SNOW P.S.F.	WIND SPEED M.P.H.	SEISMIC DESIGN	WEATHER-ING	FROST DEPTH	TERMITE	DECAY
50	115	C	SEVERE	4'-0"	SLIGHT	NONE

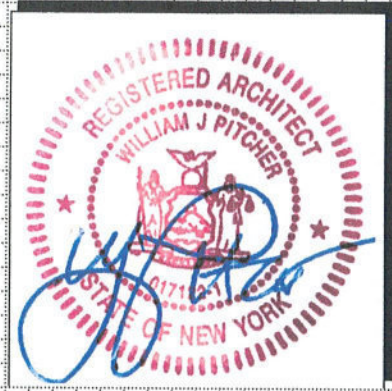
DESIGN TEMP	ICE SHIELD	FLOOD HAZARD
SEE ENERGY	YES	NOT FLOOD

C:\DATA\CAD 20\DRAWING\5121-21 5GEDD\5100 10-0-AEC -- 5PMT\5GEDD\5100 10-0-AEC

124 Feigel Avenue
 Syracuse, New York 13203

PITCHER architect PLLC

315.474.1219



SPECIAL PERMITS
 Car Wash &
 Auto Repair
 634 S. Geddis Street
 Syracuse, NY

TABLE OF CONTENTS

NO.	TITLE
A-0	TITLE SHEET & NOTES
L-1	PROPERTY SURVEY
L-2	SITE PLAN & ZONING
L-3	SIGNAGE & NOTES
A-1	FIRST FLOOR PLAN
A-2	ELEVATIONS

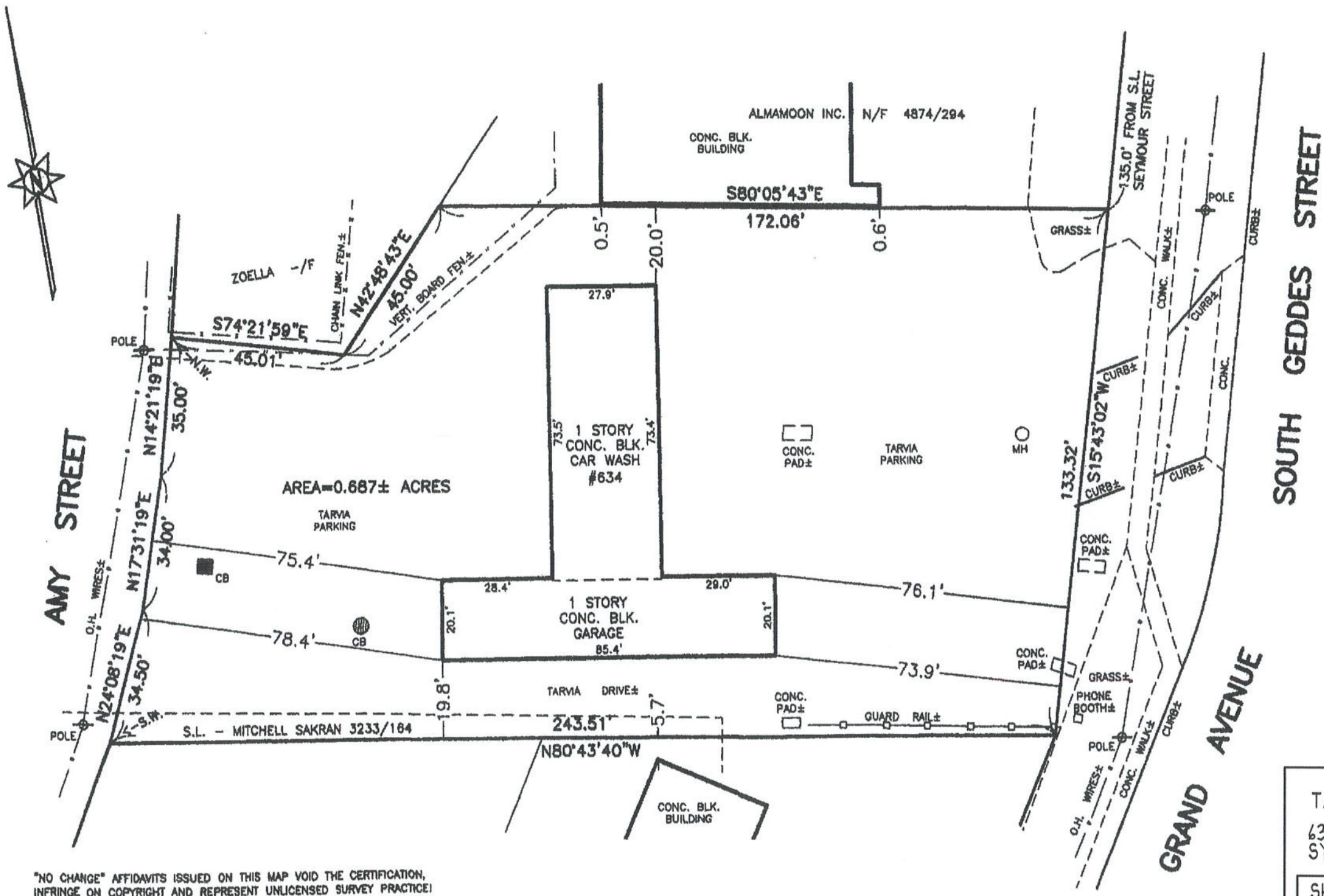
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RECERTIFIED ON: MAR. 31, 2021



DATE: 8-4-2021



TAX ID: 091-17-03.2
 634 S. GEDDIS STREET
 SYRACUSE NY
 SHEET L-1 SCALE/30" = 1'-0"

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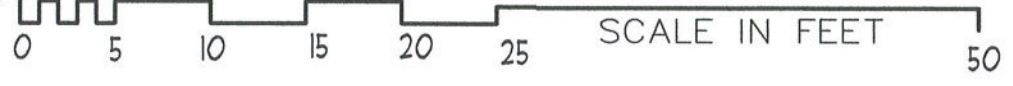
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No. 634 SOUTH GEDDES STREET

PART OF FARM LOT 333
 CITY OF SYRACUSE - ONON. CO., N.Y.

SCALE: 1" = 30'
 MAR. 31, 2021

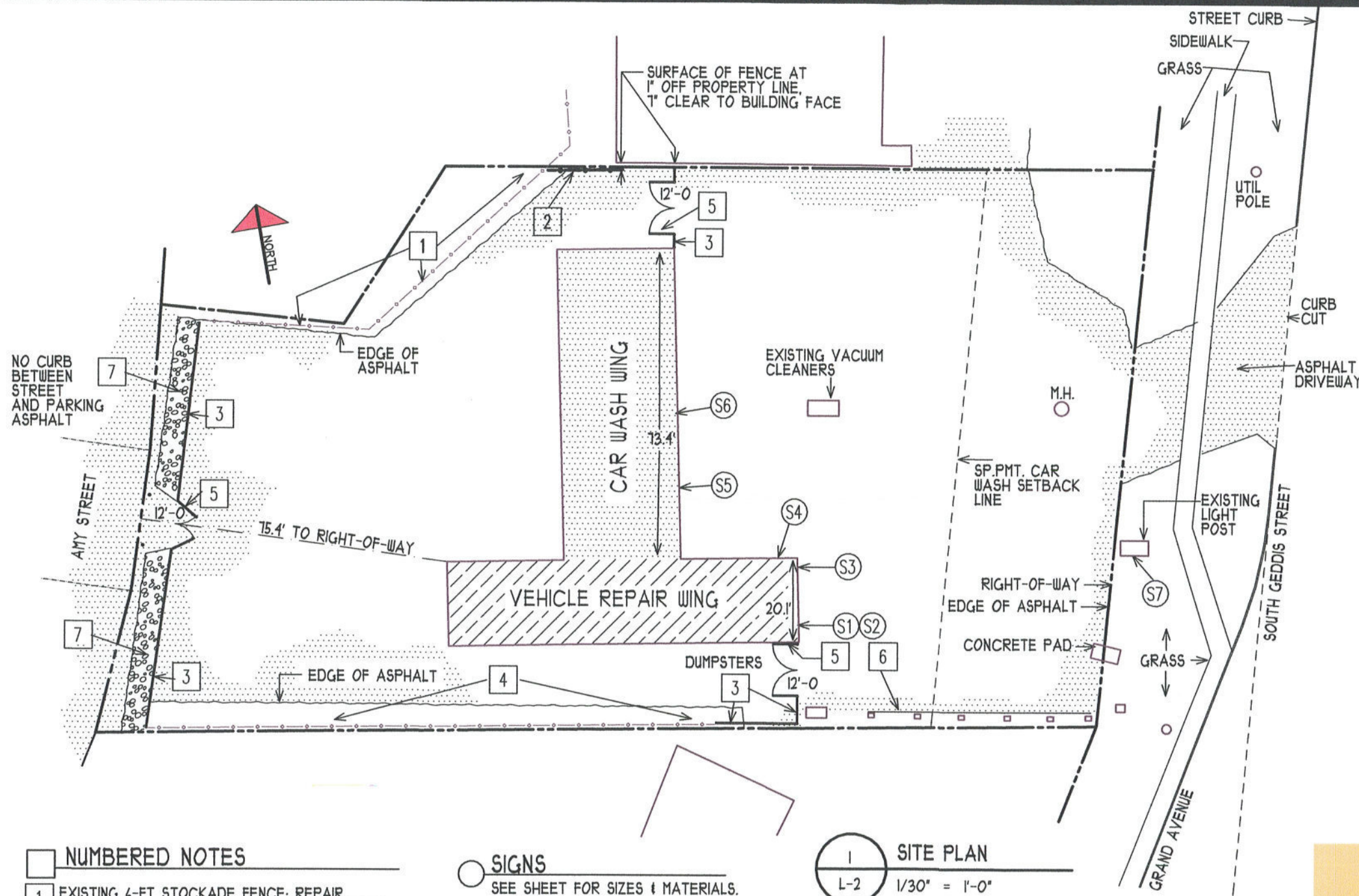
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GEDDES SOUTH \$634 L634 B93 SYR (AMY) ©19860620SUBD ©20210331UP.DWG

PROPERTY SURVEY



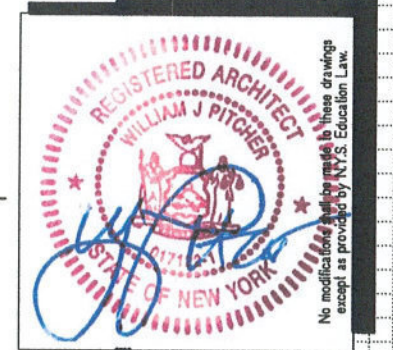
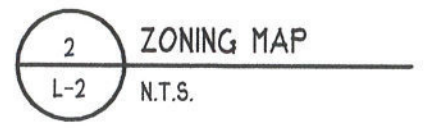
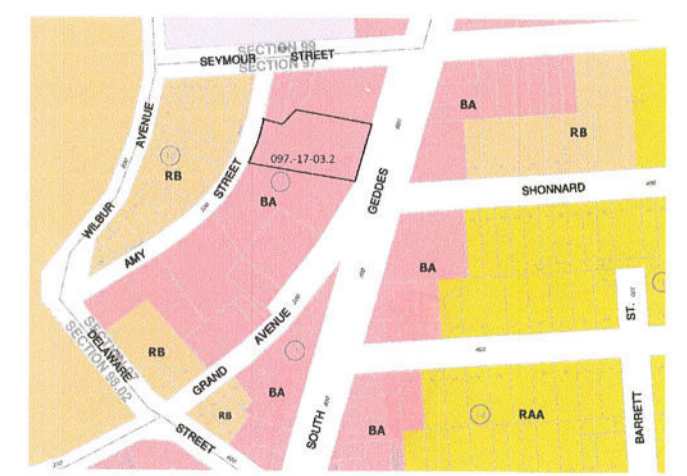
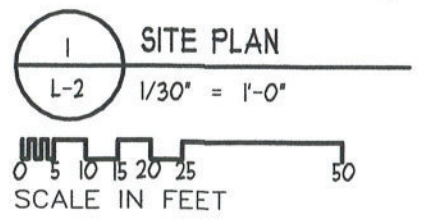


SYRACUSE ZONING CODE

PROPERTY: BUSINESS-A
 CAR WASH & VEHICLE REPAIR BY SPECIAL PERMIT
 SETBACKS: NONE, NO PROPERTY LINES ABOUT A RESIDENTIAL PROPERTY LINE.
 STRUCTURAL COVERAGE: 100%
 PARKING COVERAGE: 100%
 OFF-STREET PARKING C-III-2:
 b.(i): MIN 5'-0" FROM RIGHT-OF-WAY TO PARKING PAVEMENT EDGE.
 c.: SCREEN TO RESIDENTIAL PROPERTIES WITH WALL, OPAQUE FENCE, OR DENSE EVERGREENS.
 CAR WASH SPECIAL PERMIT: C-IV-2
 MAX BAYS = 1 + (133.32 - 10) / 30 = 3 BAYS
 REQUEST VARIANCE FOR 4TH WASHING BAY
 FRONT SETBACK: 30 FT FROM R-O-W
 REAR & SIDE YARDS: MIN 20 FT, PROVIDE SCREENING 4'-6" OPAQUE FENCE OR EVERGREENS.
 OFF-STREET PARKING: MIN 1 PER 2 EMPLOYEES
 AT EACH WASH BAY: MIN 4 ENTRY SPACES, AT EXIT MIN 2 SPACES.
 SIGNS BY C-VI
 LIGHT VEHICLE REPAIR:
 B-III-2.4.e -- SPECIAL USE PERMIT REQUIRED FOR LIGHT VEHICLE REPAIR.
 C-IV-2 -- LACK OF LISTING FOR "LIGHT VEHICLE REPAIR" -- ONLY GAS STATIONS AND CAR WASHES.

- NUMBERED NOTES**
- 1 EXISTING 6-FT STOCKADE FENCE. REPAIR. PROVIDE NEW 4"X4" PRESSURE TREATED POSTS, REMOUNT EXISTING PANELS ON NEW POSTS
 - 2 NEW "F-1" 6-FT STOCKADE FENCE, SAME STYLE AS EXISTING FENCE.
 - 3 NEW "F-2" 6-FT WHITE VINYL PANEL FENCE. 4X4 PRESSURE TREATED POSTS WITH VINYL COVERS.
 - 4 NEW "F-3" 6-FT CHAIN-LINK FENCE, BLACK FINISH. SET POSTS MIN. 24" DEEP IN EARTH.
 - 5 NEW "F-3" GATES" TWO 6'W X 6'H GATE PANELS CHAIN-LINK, WITH WHITE VINYL "PRIVACY FILLER" SLATS. 2-1/2" DIA POSTS, EACH GATE.
 - 6 REATTACH STEEL GUARD RAIL TO EXISTING STEEL POSTS WITH NEW STEEL BOLTS.
 - 7 NEW RIP-RAP BED, 6'W. X 1'D: REMOVE ASPHALT, EXCAVATE 12" LINE WITH GEO-TECH FABRIC, FILL WITH 4" TO 6" DIA STONE RIP-RAP TO 6" ABOVE GRADE.

- SIGNS**
 SEE SHEET FOR SIZES & MATERIALS.
- (S1) REMOVE "MOTOR VEHICLE RETAIL DEALER" REPLACE WITH NYS VEHICLE REPAIR.
 - (S2) NEW BUSINESS NAME SIGN
 - (S3) NEW "TIRE REPAIR / OIL CHANGE"
 - (S4) EXISTING "COIN CHANGER"
 - (S5) EXISTING "NO PARKING"
 - (S6) EXISTING "ANY PROBLEMS"
 - (S7) NEW GROUND SIGN

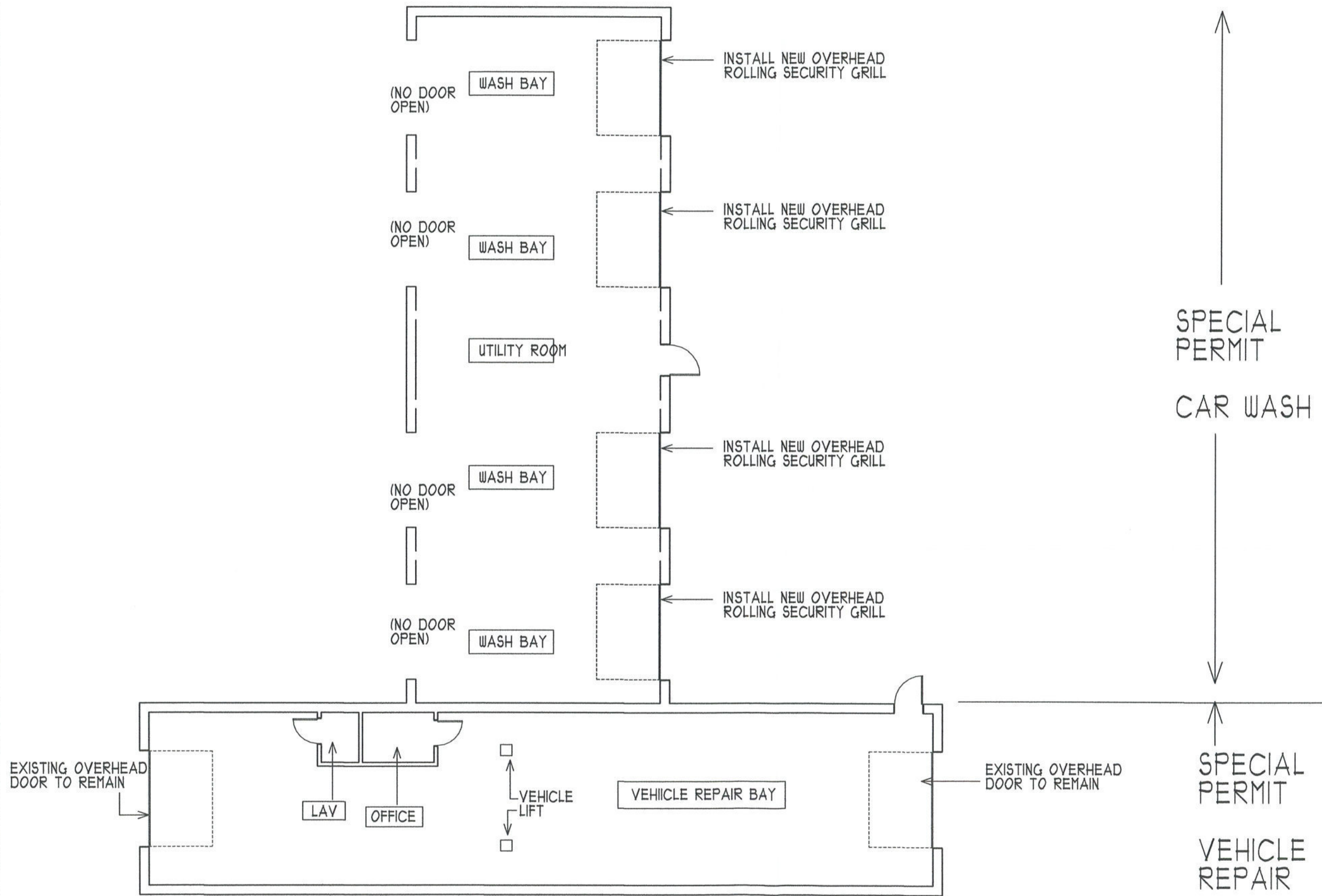


JOB#: 221-27
 DATE: 8-6-2021

124 Feigel Avenue
 Syracuse, N.Y. 13203
PITCHER architect PLLC
 315.474.1219

SPECIAL PERMITS
 Car Wash & Auto Repair
 634 S. Geddes Street
 Syracuse, NY

ZONING CODE,
 SITE PLAN
 &
 NOTES
L-2



JOB#: 221-27
 DATE: 8-6-2021

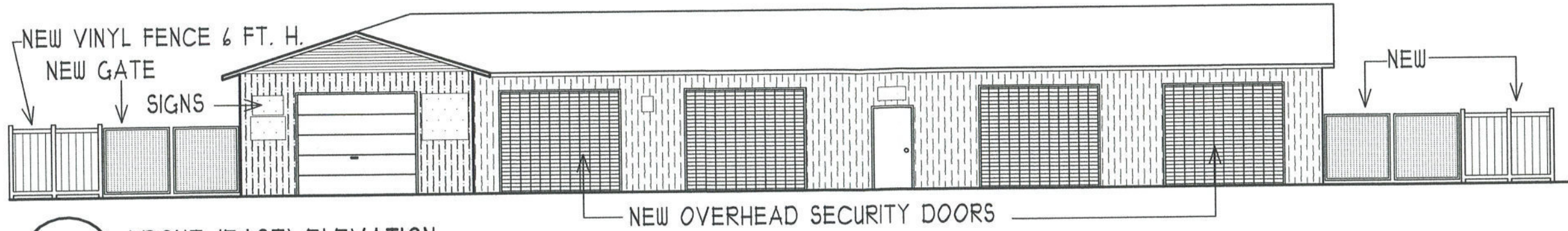
124 Feigel Avenue
 Syracuse, N.Y. 13203
PITCHER architect
 315.474.1219

SPECIAL PERMITS:
 CAR WASH & AUTO REPAIR
 634 S. GEDDIS STREET
 SYRACUSE, NY
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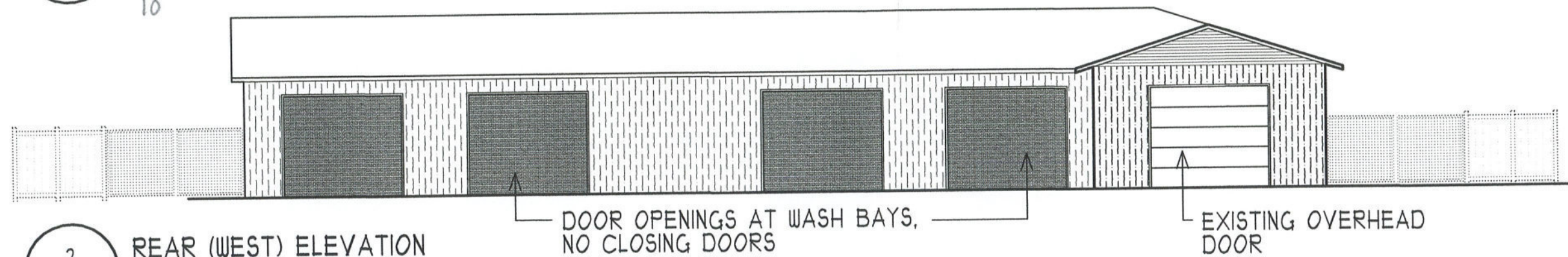
FIRST FLOOR PLAN
 A-1

SPECIAL PERMIT
 CAR WASH
 SPECIAL PERMIT
 VEHICLE REPAIR

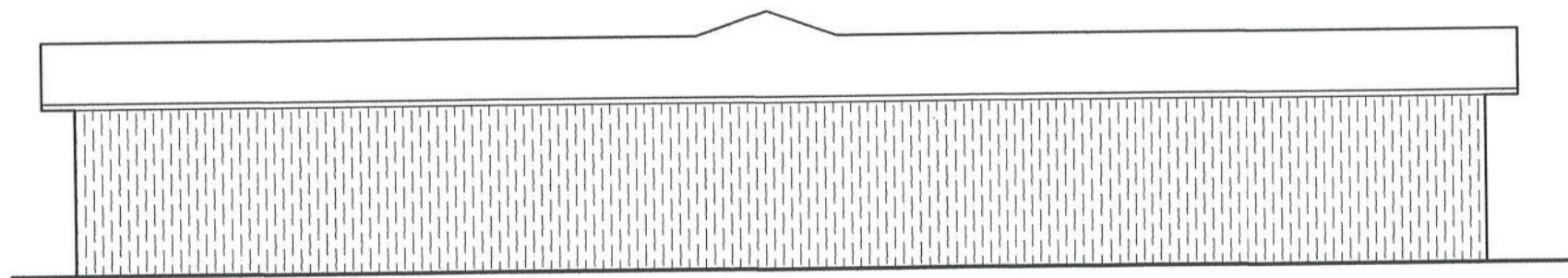
1 FIRST FLOOR PLAN
 A-1 3/32" = 1'-0"
 0 5 10 15 20 25 50 SCALE IN FEET



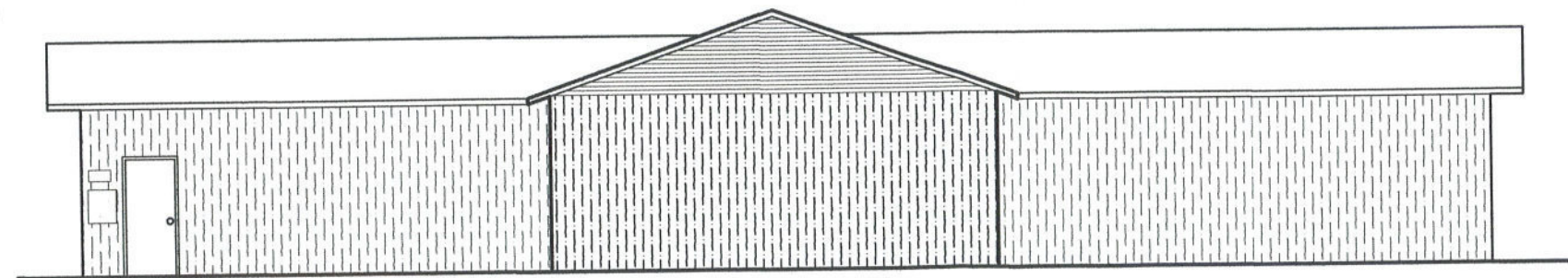
1 FRONT (EAST) ELEVATION
A-2 1/30" = 1'-0"
10



2 REAR (WEST) ELEVATION
A-2 1/30" = 1'-0"
10



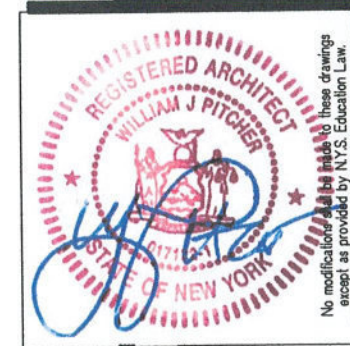
3 LEFT (SOUTH) ELEVATION
A-2 1/30" = 1'-0"
10



4 RIGHT (NORTH) ELEVATION
A-2 1/30" = 1'-0"
10

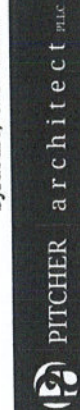
SEE SHEET L-2 FOR
FENCE LOCATIONS
AND TYPES

SEE SHEET A-2 FOR
SIGN SIZES AND
LOCATIONS



JOB#: 221-27
DATE: 8-6-2021

124 Feigel Avenue
Syracuse, N.Y. 13203



315.474.1219

SPECIAL PERMITS:
CAR WASH & AUTO REPAIR
634 S. GEDDIS STREET
SYRACUSE, NY

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ELEVATIONS,
NOTES,
&
DETAILS

A-2



+2 more



\$85.37

0

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\$81.10

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Outdoor Essentials PicketLock Olympia 6-ft H x 6-ft W White Vinyl Flat Fence Panel

Item #1500246 Model #306115



THIS ITEM IS OUT OF STOCK

We'll notify you once this item is back in stock.



Enter Email Address

Notify Me



Use with Outdoor Essentials 8 ft. PicketLock vinyl fence posts-model #195164, and Olympi...
Panel ships unassembled in one box and includes 2 rails, 9 pickets, 4 rail-to-post...
Assembled size is 68-1/2 in high x 66-7/8 in wide



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Delivery

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Feedback





OVERVIEW

Add security and seclusion to your outdoor space with Outdoor Essentials® PicketLock™ Olympia 6 ft. x 6 ft. White Vinyl Privacy Fence Panels. This panel is made with durable, low-maintenance vinyl that never needs to be painted or stained. It resists damage from the sun, insects and water for long-lasting beauty. It features tongue-and-groove pickets that slide into

place for true privacy. The pickets securely lock into the rails with Outdoor Essentials' patented PicketLock technology. Use included brackets to attach panels to 8 ft. PicketLock posts (sold separately). This panel ships in as easy-to-assemble kit that includes rails, pickets, brackets, and fasteners.


VINYL PANEL FENCE 6"W X 6"H WHITE page 2

- Use with Outdoor Essentials 8 ft. PicketLock vinyl fence posts-model #195164, and Olympia gate-model #181976
- Panel ships unassembled in one box and includes 2 rails, 9 pickets, 4 rail-to-post brackets, and fasteners
- Assembled size is 68-1/2 in high x 66-7/8 in wide
- Picket size is 7-5/8 in x 7/8 in
- No spacing between pickets for true privacy fence
- Pickets lock into place for a glue-free picket-to-rail connection

 Prop65 Warning Label PDF	 HowTo Manual PDF
 Warranty Guide PDF	 Installation Manual PDF

CA Residents:  [Prop 65 Warning\(s\)](#) 

SPECIFICATIONS

Color/Finish Family	White	Assembly	Assembly required
CA Residents: Prop 65 Warning(s)	 Prop 65 WARNING(S)	Actual Picket Width (Inches)	7.625
Actual Width (Feet)	5.57	Actual End Picket Thickness (Inches)	0.875
Actual Picket Thickness (Inches)	0.875	Weight (lbs.)	31

Feedback

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REVIEWS



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\$401.05

★★★★☆ 2

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\$381.00

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6-ft H x 50-ft L 9-Gauge Vinyl Coated Steel Chain Link Fence Fabric

Item #578414 Model #01878



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The smooth characteristics of the professionally-coated black wire create a unique fence fabric...

The color-coated wire is woven into a 2-in mesh Knuckle/Twist selvage - twisted barb at top of fence fabric and ends bent over (to create a...



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FREE

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CHAIN LINK FENCING 6 FT HIGH BLACK page 2

OVERVIEW

- The smooth characteristics of the professionally-coated black wire create a unique fence fabric which blends beautifully with the environment
- The color-coated wire is woven into a 2-in mesh
- Knuckle/Twist selvage - twisted barb at top of fence fabric and ends bent over (to create a knuckle) at the bottom of the fabric
- Made with 9-gauge color-coated wire to provide enhanced beauty and strength
- Easy to install and maintenance-free
- Manufactured per ASTM A392 guidelines



[Installation
Manual](#)

PDF



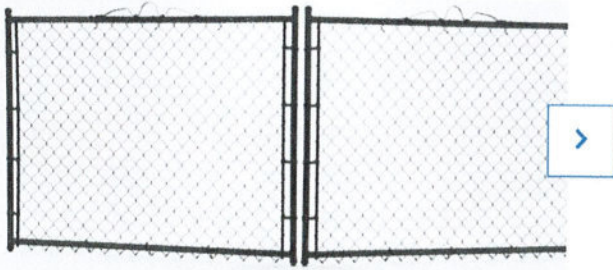
[Warranty
Guide](#)

PDF

SPECIFICATIONS

Series Name	N/A	Color/Finish Family	Black
Weight (lbs.)	117	Manufacturer Color/Finish	Vinyl coated ¹
Common Length (Feet)	50	Warranty	12-year lim
Common Height (Feet)	6	Actual Length (Feet)	50
Primary Material	Steel	Actual Height (Feet)	6
Compatibility	96-in	Gauge	9
		Fence Mesh Size (Inches)	2

REVIEWS




\$1,316⁸⁷

☆☆☆☆☆ 0

[View Q&A](#)

6-ft H x 12-ft W Vinyl-Coated Steel Chain Link Fence Gate

Item #578680 Model #15066BK

 **THIS ITEM IS OUT OF STOCK**
We'll notify you once this item is back in stock.

 Enter Email Address

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The smooth characteristics of the black color-coating blend beautifully with the environment

Made to fit a 12-ft opening between terminal posts

The actual gate width is smaller than the opening to allow for gate hardware

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 **Delivery**
Currently Unavailable

OVERVIEW

- The smooth characteristics of the black color-coating blend beautifully with the environment
- Made to fit a 12-ft opening between terminal posts
- The actual gate width is smaller than the opening to allow for gate hardware
- Frame is fully welded prior to powder coating, providing a consistent finish throughout
- Double gates have 2 sections that are meant to hang side by side to create the complete opening
- Gate hardware sold separately



**Installation
Manual**
PDF



**Warranty
Guide**
PDF

6'H X 12' W FENCE GATE
CHAIN LINK, WITH VINYL FILLERS page 2

SPECIFICATIONS

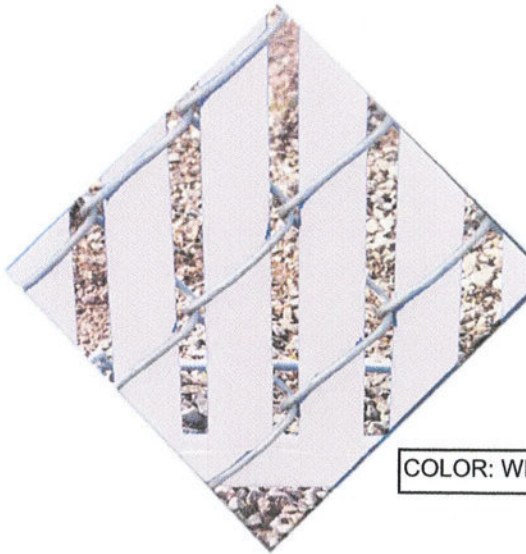
Common Gate Width (Feet)	12	Collection Name	N/A
Color/Finish Family	Black	Actual Thickness (Inches)	1.315
Common Gate Height (Feet)	6	Actual Height (Feet)	6
Actual Width (Feet)	11.5	Hinge Support Rating (lbs.)	0
Gate Hardware	Not Included	Gate Hardware	Not Included

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REVIEWS

COMMUNITY Q & A

Feedback



COLOR: WHITE



\$201.52

0

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\$191.44

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6-ft H x 0.1-in L 78-Pack White Chain Link Fence Privacy Slat

Item #5/8637 Model #116/VWH



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Patented locking channel provides a "snap in" locking effect for security and to deter vandalism

Slats are 3-1/2-in shorter than the overall height of the fence

For use with 6-ft chain link fence

Manufacturer Color/Finish: White



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\$56.98

★★★★☆ 21

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\$54.13

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Severe Weather 6-ft H x 8-ft W Spruce Pine Fir Stockade Fence Panel

Item #497778 Model #73000461



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Natural untreated wood

Pre-assembled for easy installation

Precise nailing by machine for a clean, consistent appearance



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Lowe's [Check Other Stores](#) ▾



Delivery

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Feedback

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OVERVIEW

- Natural untreated wood
- Pre-assembled for easy installation
- Precise nailing by machine for a clean, consistent appearance
- Zinc plated nails resist rust
- Environmentally renewable resource
- 1 year limited warranty



**Installation
Manual**
PDF



**Warranty
Guide**
PDF

WOOD STOCKADE FENCE 6'H X 8'W PINE page 2

SPECIFICATIONS

Color/Finish Family	Brown	Common Panel Height (Feet)	6
Actual Width (Feet)	8	Collection Name	N/A
Actual Picket Thickness (Inches)	0.75	Assembly	Assembled
Actual End Picket Width (Inches)	3.666	Actual Picket Width (Inches)	3.666
Warranty	1-year limited	Actual Height (Feet)	5.91
Type	Fence panel	Actual End Picket Thickness (Inches)	0.75
Primary Recommended Use	Privacy	Weight (lbs.)	103
Post and Accessories Included	×	Series Name	Barrette
Manufacturer Color/Finish	N/A	Primary Material	Spruce pine fir
Ground Contact	×	Package Quantity	1
Fence Top Style	Stockade	Lowe's Exclusive	×
Pressure Treated	×	Finish	N/A
Double Nailed	✓	Fence Style	N/A
		Common Panel Width (Feet)	8

Feedback

676

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OVERHEAD DOOR



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DURABILITY.
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LOW MAINTENANCE.

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COMMERCIAL & INDUSTRIAL SOLUTIONS



Standard features at a glance

Max. standard height	14'4" (4,369 mm)*
Max. standard width	30'4" (9,246 mm)*
Curtain	Galvanized steel links and rods with mill aluminum spacer tube
Curtain pattern	Straight lattice 9" center vertical links with 2" center rod spacing
Door roll	Directly driven, springless steel tube roll with integral shafts, keyed on the drive end and supported by self-aligning greaseable sealed bearings
Hood	24 gauge black painted steel
Guides	Three structural steel angles with PowderGuard® Premium powder coat in black
Bottom bar	Tubular extruded aluminum with mill finish
Standard mounting	Face of wall
Operation	Direct drive integrated gear/motor/brake assembly (up to 24" per second up speed / 12" per second down speed); Drive assembly and limit sensors are factory pre-assembled. Manual hand chain for power outage. Horsepower is appropriate to door size/weight; 230V AC 3-phase motor (operating range 208-245V)
Control panel	NEMA 4X rated; variable frequency drive, self-diagnostics, built-in cycle counter, and timer to close
Safety features	Built-in braking mechanism, photoelectric sensors with commercial grade guards, wireless, monitored sensing edge, motor cover
Limited warranty	60-month on motor; 24-month/300,000 cycles on door components

Options

- **Motor options:** Available options for supply voltages: 220-240V AC 1-phase; 440-480V AC 3-phase; 575V AC 3-phase (575 V requires additional transformer)
- **Curtain pattern:** Brick 9" on center vertical links with 2" on center rods spacing
- **Curtain material:** Mill aluminum link, galvanized steel rod, with mill aluminum spacer tube; Clear anodized aluminum link, galvanized steel rod, and clear anodized aluminum spacer tube; #4 or #2B stainless steel link, rod, and spacer tube
- **Guides:** PowderGuard® Premium finish PowderGuard® Zinc or Textured finish
- **Hood:** 24 gauge powder coated steel, stainless steel with brush finish, powder coated aluminum
- **Actuators:** Loop detectors, radio control, push buttons, motion detectors and pull cords (wireless accessories available)

* Dependent upon the curtain material and pattern. Consult factory for sizes not listed above.



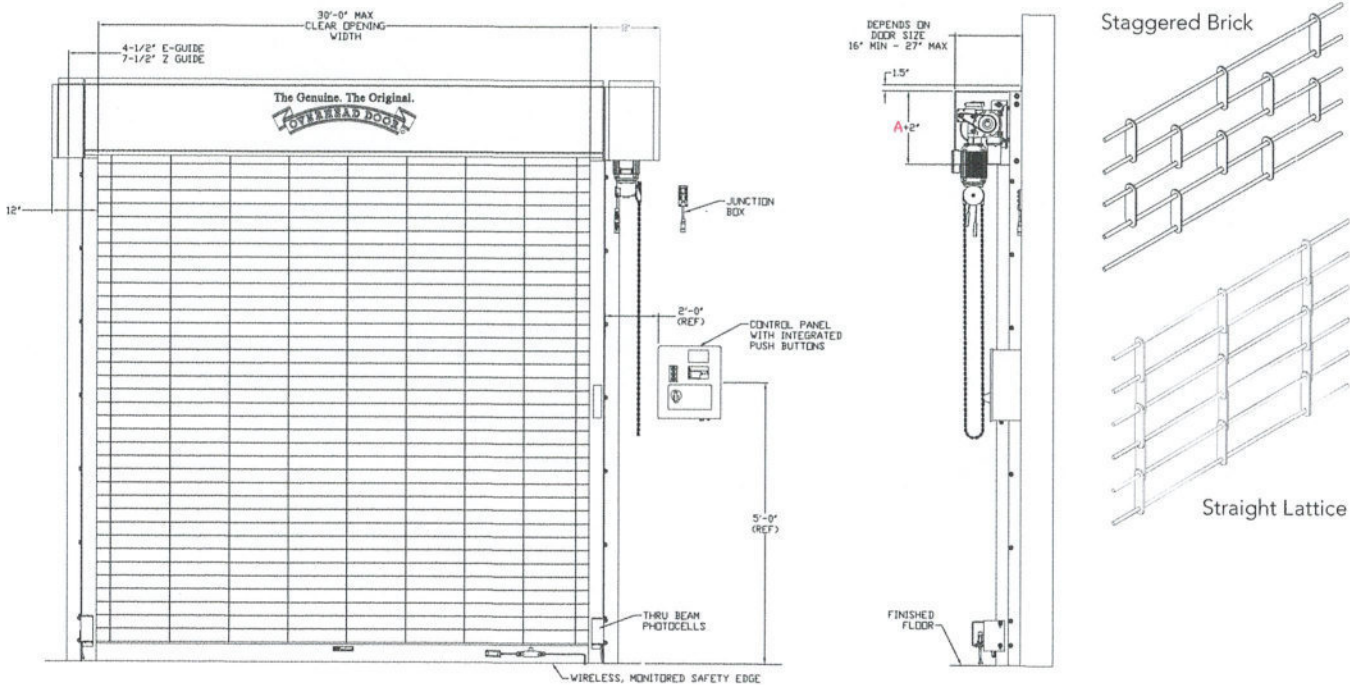
The solution that answers demanding application needs

The RapidGrille® AP Security Grille System was developed to supply advanced performance in industrial, security and general commercial applications where tenants' security, long term asset value and minimized interruption to facility access are primary concerns.

The RapidGrille® AP system's advanced performance design answers the demand for more in reliability, durability and efficiency. Ideal applications include the following:

- Parking garage facilities
- Industrial manufacturing facilities
- Government facilities
- Public facilities

Grille data and pattern



Wall opening height	Dimension A
Thru 6'	14"
Thru 10'	16"
Thru 14'	18"

Note: These products allow air infiltration and are not weather tight.

Benefits

The RapidGrille® Advanced Performance Security Grille provides facilities with maximized air movement and visual access while delivering more safety features than a standard security grille. The reliable springless design and operation provides reliable performance and asset longevity.

The continuous rod design combined with the high strength curtain materials of the RapidGrille® AP increases the durability and security of this system.



Architect's Corner

A resource for architects, containing comprehensive technical and resource materials to support your project, including drawings and specifications for commercial doors.

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Overhead Door Corporation pioneered the sectional garage door industry, inventing the first sectional garage door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door™ products more often than any other brand. Our family of over 400 Overhead Door™ Distributors across the U.S. and Canada not only share our name and logo, but also our commitment to excellence.



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