



CITY OF SYRACUSE, MAYOR BEN WALSH
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Department of Neighborhood and Business Development
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<u>SP-24-22</u>	<i>Staff Report – January 21, 2025</i>
<i>Application Type:</i>	Review of CPC Action on Special Use Permit SP-24-22
<i>Project Address:</i>	308 Gifford St. & Wyoming St. (Tax Map ID: 100.-26-01.1)
<i>Summary of Proposed Action:</i>	The applicant proposes to establish a Liquor store use type in the existing vacant tenant space. The gross floor area of the proposed liquor store is 3,026 SF.
<i>Owner/Applicant</i>	Mahmoud Naji Mousa (Owner/Applicant)
<i>Existing Zone District:</i>	Mixed-Use Transition, MX-3 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south and east are located in the Mixed-Use Transition, MX-3 Zone District, and the properties to the west are located in the Neighborhood Center, MX-2 District.
<i>Companion Application(s)</i>	MiSPR-24-67 Change the use of a vacant tenant space into Liquor store use type.
<i>Scope of Work:</i>	The scope of work includes: 1) establish a “Liquor store” use type in the existing vacant tenant space.
<i>Summary of Changes:</i>	<p>This application was held at the 10/21/24 meeting due to clarification in hours of operation, plumbing issues, and unfinished site work. The application was held again on 11/12/24 meeting due to plumbing issues and unfinished site work, which needed Code Enforcement to visit the site and approve the changes.</p> <p>At the 12/2/24 meeting, CPC referred this application to the Common Council after a vote to recommend an approval on this application. The Common Council denied this application on 12/23/2024. The matter before the CPC today is to rescind the recommendation based on State pre-emption under the ABC Law.</p>
<i>Property Characteristics:</i>	<p><u>Existing property characteristics:</u></p> <p>The subject property at 308 Gifford St & Wyoming St. is irregularly shaped with a total lot size of 15,246 SF (0.35 acres). The western property line and street frontage along Wyoming Street is 187.78 FT; the southern property line and street frontage along Gifford Street is 73.41 FT; the eastern property line and street frontage along West Street 208.77 FT; and the northern property line borders 513 Wyoming St and 616 West St S Rear for 105.79 FT. The total structural coverage is 6,435 SF (42.2% of the lot size) and the gross floor area dedicated to the “Liquor store” land use type is 3,026 SF. There are no other changes to the site, except for the sign copy change for the new tenant.</p>
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.

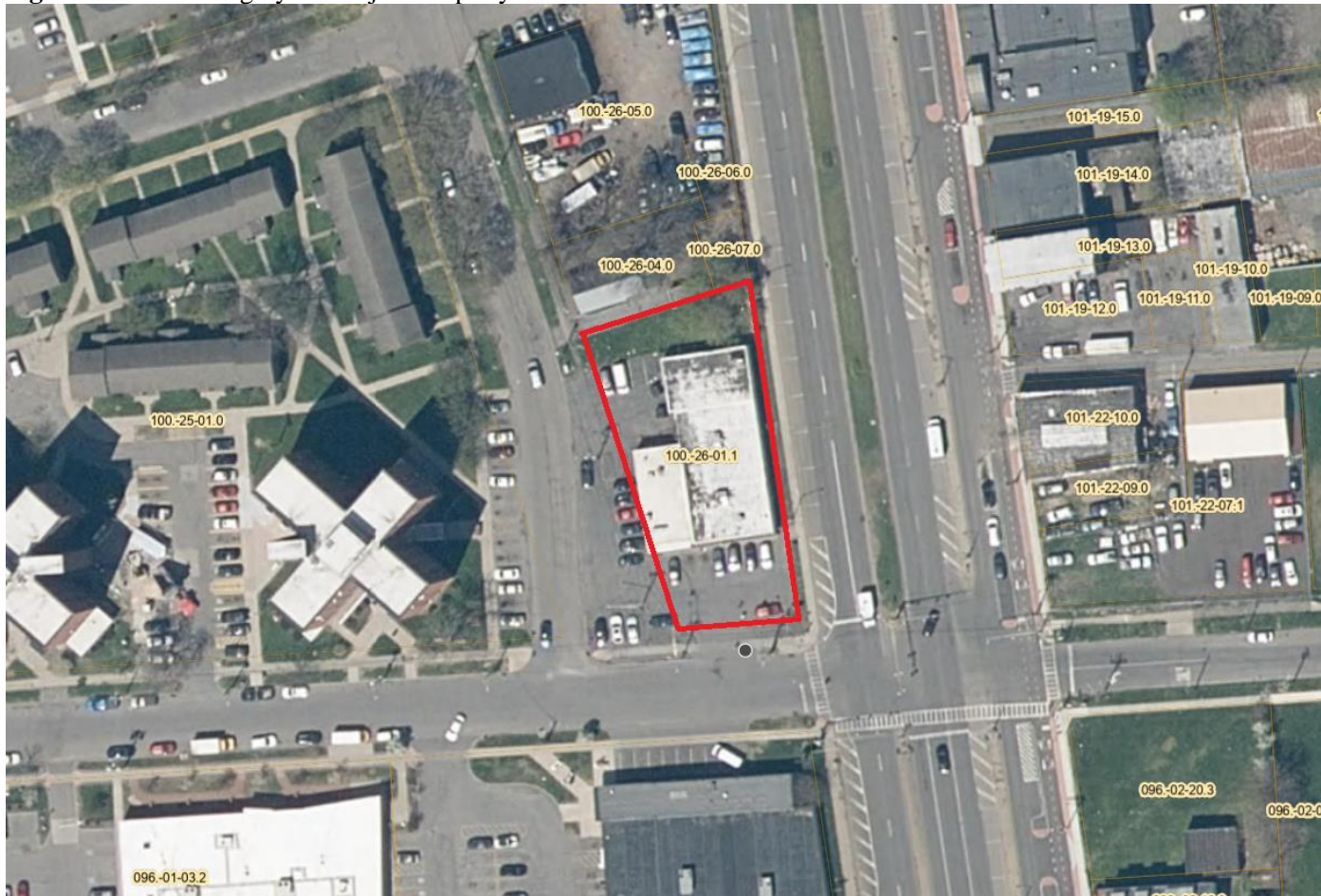
Context Maps:

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

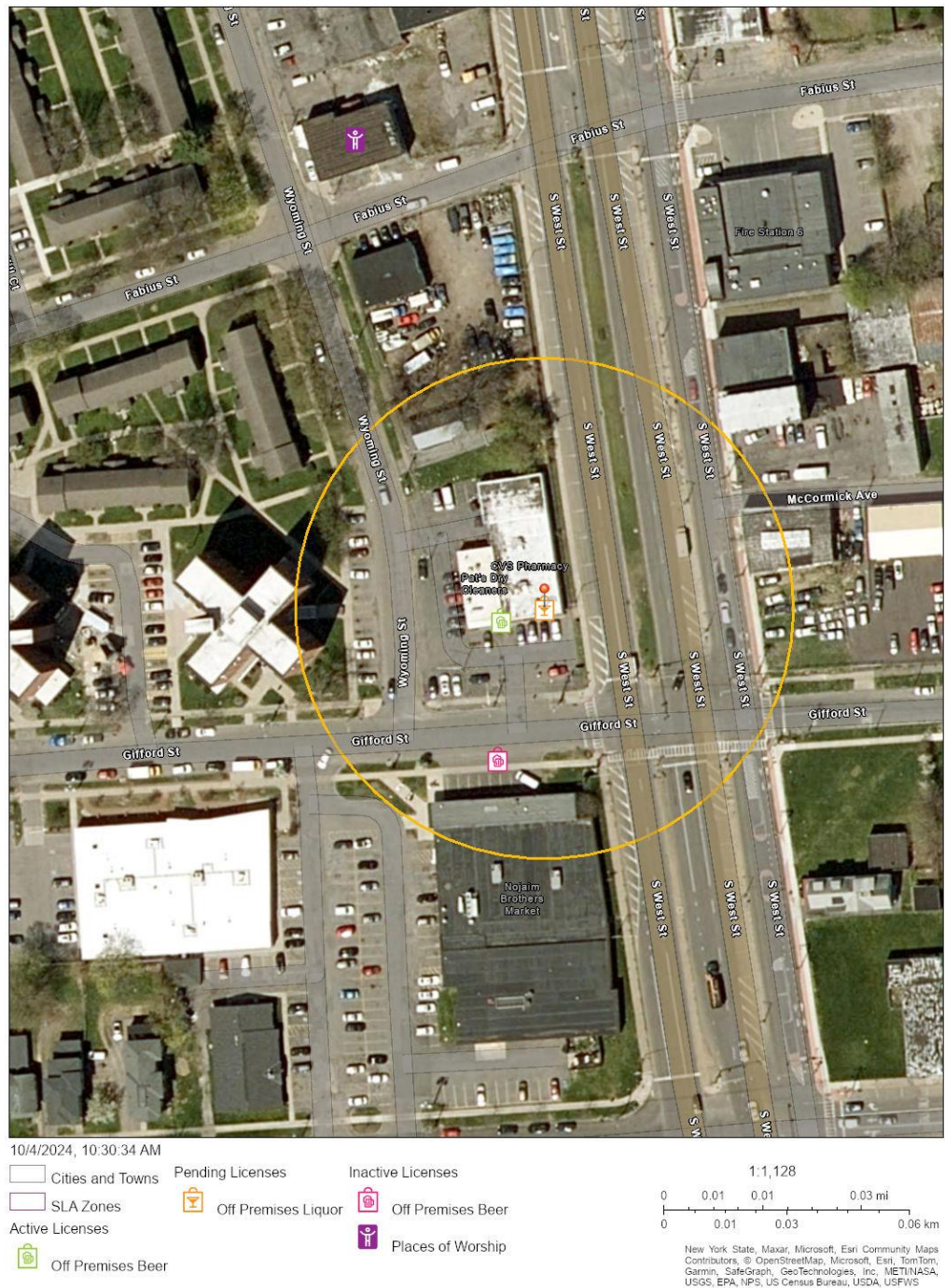


Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Ononda County GIS On The Web: <https://spatial.vhb.com/onondaga>

Figure 3: 200-foot rule buffer map

200 foot rule buffer map



Description: shows whether places of worship or schools are within 200 feet of proposed liquor store.
Source: NYS Liquor Authority Mapping Project (LAMP) [NYS Liquor Authority Mapping Project \(LAMP\)](#)

Figure 4: 500-foot rule buffer map

500 foot rule buffer map



Description: shows location of active, inactive, and pending liquor licenses.

Source: NYS Liquor Authority Mapping Project (LAMP) [NYS Liquor Authority Mapping Project \(LAMP\)](#)