



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>AS-24-03</u>	<i>Staff Report – February 10, 2025</i>
<i>Application Type:</i>	Off-Premise Sign Permit
<i>Project Address:</i>	200 S West St. & W Fayette St. (Tax Map ID: 100.-06-03.0)
<i>Summary of Proposed Action:</i>	The applicant is applying for an Off-Premise Sign Permit to construct an off-premise sign near the intersection of W Fayette St and S West St.
<i>Owner/Applicant</i>	Stephen Case, Owner Lily Dougherty, Applicant
<i>Existing Zone District:</i>	Mixed-Use Transition, MX-3 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north are located within the Mixed-Use Transition (MX-3) Zone District. The neighboring properties to the south and west are located within the Light Industry and Employment (LI) Zone District. The neighboring properties to the east are located within the Central Business District (MX-5) Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	The scope of work includes: (1) construction of one single-sided off-premise sign. The sign face is 9.5-foot-high by 38-foot-long. The sign face will be static. The overall height of proposed sign is 17 FT.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> - The proposal is compliant with off-premise sign regulations. - A use variance was granted by the Board of Zoning Appeal on 12/12/2024 to allow the establishment of “off-premise sign” land use type on the subject site. - The subject site is on the corner of S West Street and W Fayette Street with an elevated railroad track on the rear. The subject site is a triangle-shaped parcel and is only 3,032 SF in area. - The subject site is currently vacant and underutilized with five steel posts from a previous off-premise sign. The off-premise sign was removed due to the previous approval expiring. - The subject site has a curb-cut which suggests vehicles can drive up onto the site, however, parking is not a legal land use type at this location. The proposed plans would help prevent illegal access via the installation of fences and gate. - There are two existing off-premise signs located on the adjacent parcel. The two existing signs on the adjacent property have expired and are subject to be abandoned and removed by the City. The proposed “off-premise sign” would set precedent for the subject site because no new off-premise sign could be established per this use type’s proximity criteria (ReZone, Art. 4, Sec. 4.9F(5)). - The subject site is an eyesore to the neighborhood. The majority of the site is covered by impervious pavement with no landscaping features. The proposal will replace the on-site pavement with landscaping buffers, such as shrubs and trees, along the site’s frontages on West Fayette Street and South West Street. Thus, the addition of landscaping features would help beautify the site and eliminate the eyesore. - The proposed off-premise sign will be 17 FT in height, which is the same height as the two adjacent off-premise signs.

	<p><u>Recommended conditions upon approval:</u></p> <ul style="list-style-type: none"> • The applicant shall comply with the general conditions for approval of a Off-Premise Sign application. (See the attached sheet “General Conditions for Off-Premise Sign Approval). • In addition to the General Conditions, Staff recommends of the following specific conditions: <ul style="list-style-type: none"> ○ The applicant shall obtain all necessary approvals and permits before construction starts. ○ The applicant shall implement and incorporate all recommendations made by reviewing City departments into the design. ○ The applicant shall report to Syracuse Office of Zoning Administration if any changes have been proposed to project plans. New zoning applications may be required for changes.
<i>Zoning Procedural History:</i>	<ul style="list-style-type: none"> - AS-89-53 Off-premise sign review to establish one off-premise sign Approved with conditions - AS-77-124 Sign waiver to paint a 600-SF wall sign Approved with conditions - AS-74-57 Off-premise sign review to maintain one off-premise sign Approved with conditions
<i>Summary of Zoning History:</i>	The property had always been used for off-premise signs and sign related uses. In 1974, a 300-SF off-premise sign was approved to be maintained on the site. In 1977, a sign waiver was granted to paint a 600-SF wall sign for Case Supply, Inc. In 1989, a 437-SF off-premise sign was established on the site.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<p><u>Existing property characteristics</u></p> <p>The lot is a triangle corner lot with 70 feet of frontage on S West St. and 88 feet of frontage on W Fayette St. The total lot size is 0.07 Acres (3,032 SF). The property is vacant and covered by impervious surface.</p>
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no position.

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

- Off-Premise Sign Permit application
- Short Environmental Assessment Form Part 1
- Location Survey on Part of Lot #1, Block #241, City of Syracuse, County of Onondaga, and State of New York. Known as #200 S. West Street. Prepared by New York State Licensed Land Surveyor Martin E. Davis. Scale: 1” = 20’. Date: 11/27/2020.
- Site Plan and Planting Plan (Sheet L-101). Prepared by QPK Design, LLP. Scale: 1”=10’. Date: 10/09/2024.
- Site Rendering.
- Sign Plan.

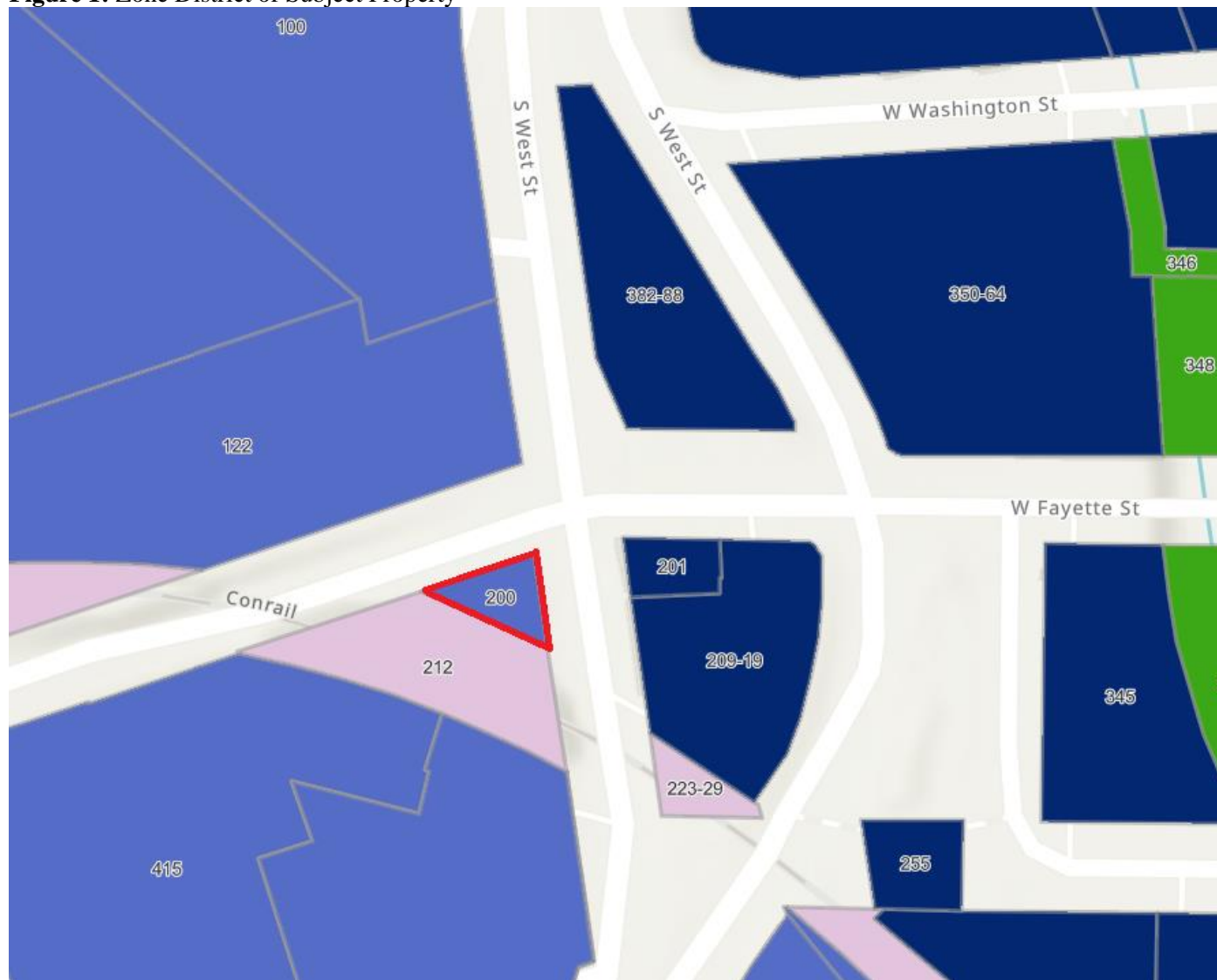
AS-24-03

Attachments:

- Off-Premise Sign Permit Application
- Short Environmental Assessment Form Part 2 & Part 3
- OCPB Comments
- Code Enforcement History
- IPS Comments from City Department

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: ConnectExplorer™, Eagle View Technology Corporation

Off-Premise Sign Permit Application



For Office Use Only

Zone District: _____
 Application Number: AS-_____-_____
 Date: _____

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

Off-Premise Sign Permit Application

*This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration. **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: Case Marketing, LLC
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 200 West Street S
Plane coordinates (datum, projection, easting, northing): 43.0485570, -76.1590526
Tax number: 100.-06-03.0

Sign Information

New or existing	Type (wall, ground, projecting, other)	Height	Support type (center pole, flagpole, etc.)	Type of illumination
Existing	Ground	17 ft	Column	None

Electronic Changeable Copy Information (if applicable)

Brightness technology: N/A
Duration of message (in seconds):
Message transition (type, duration):

Panel Information

Sign panel	Orientation direction (N, E, S, W)	Orientation street	Panel height	Panel width
1	South East	S West St, W Fayette St	9ft 6in	38 ft
2				
3				
4				

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.

Print owner's name: Stephen Case

Signature: 

Date: 10/01/2024

Mailing address: 155 Xavier Circle Syracuse, NY 13210

Phone: (315)569-8915

Email: sfcase@gmail.com

Off-Premise Sign Permit 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

Print authorized agent's name: Lily Dougherty	
Signature: <i>Lily Dougherty</i>	Date: 10/01/2024
Mailing address: 109 Academy St Fayetteville, NY 13066	
Phone: (315)436-4485	Email: ldougherty@acropolisrealtygroup.com
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.	

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
- ☐ **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 EXTERNAL ILLUMINATION PANELS** – for all panel orientations show the current view of the proposed sign and site with a representation of the sign superimposed on a photograph
- ☐ **PHOTOGRAPHS (COLOR) of the LIGHT EMITTING PANELS** – for all panel orientations, a series of photographs that approximate panel brightness for clear, overcast, and nighttime conditions
- ☐ **APPLICATION FEE** – \$0

Please submit 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
- ☐ **SIGN PLAN(S)** including:
 - Sign structure and panel diagrams with detailed dimensions, including the total height, and the height from the "orientation elevation" (i.e., the elevation that observers are intended to view the sign, to the top of the sign)
 - Associated support and lighting structure information

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.

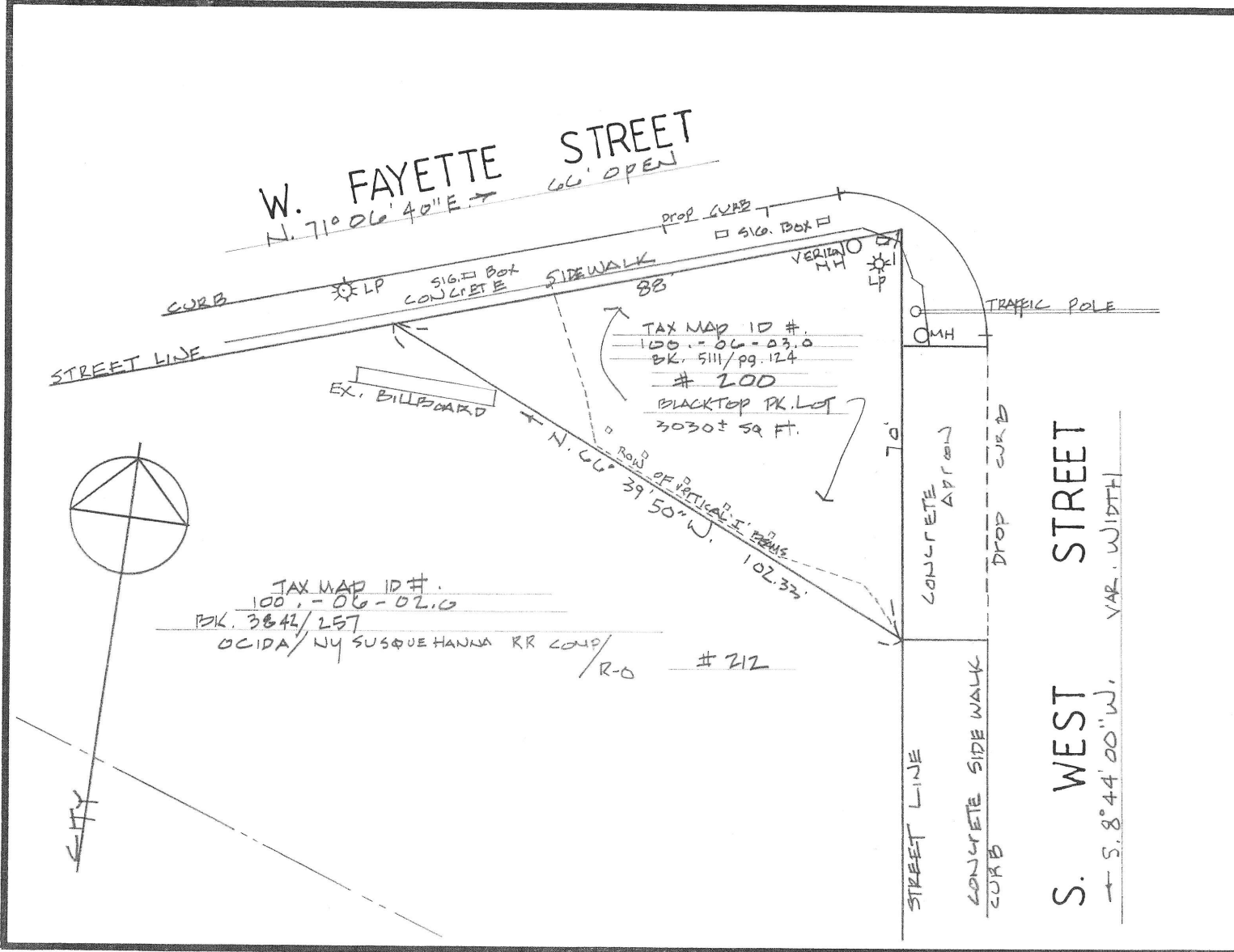
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Case Marketing, LLC			
Project Location (describe, and attach a location map): 200 West Street S, W Fayette Street			
Brief Description of Proposed Action: Use of billboard for marketing purposes as well as additional landscaping to beautify the site.			
Name of Applicant or Sponsor: Stephen Case		Telephone: (315)569-8915	
		E-Mail: sfcase@gmail.com	
Address: 155 Xavier Circle			
City/PO: Syracuse		State: NY	Zip Code: 13210
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"/>
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: Onondaga County			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .14 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .14 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input 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	
N/A If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
N/A If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Stephen Case</u> Date: <u>10/2/2024</u> Signature: <u></u> Title: <u>member</u>		

PRINT FORM



DRAWN BY:	MD
DATE:	11/27/20
SCALE:	1"=20'
REVISIONS:	

Location Survey on part of Lot #1, Block #241, City of Syracuse, County of Onondaga, and State of New York.

Known as #200/S. West Street.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

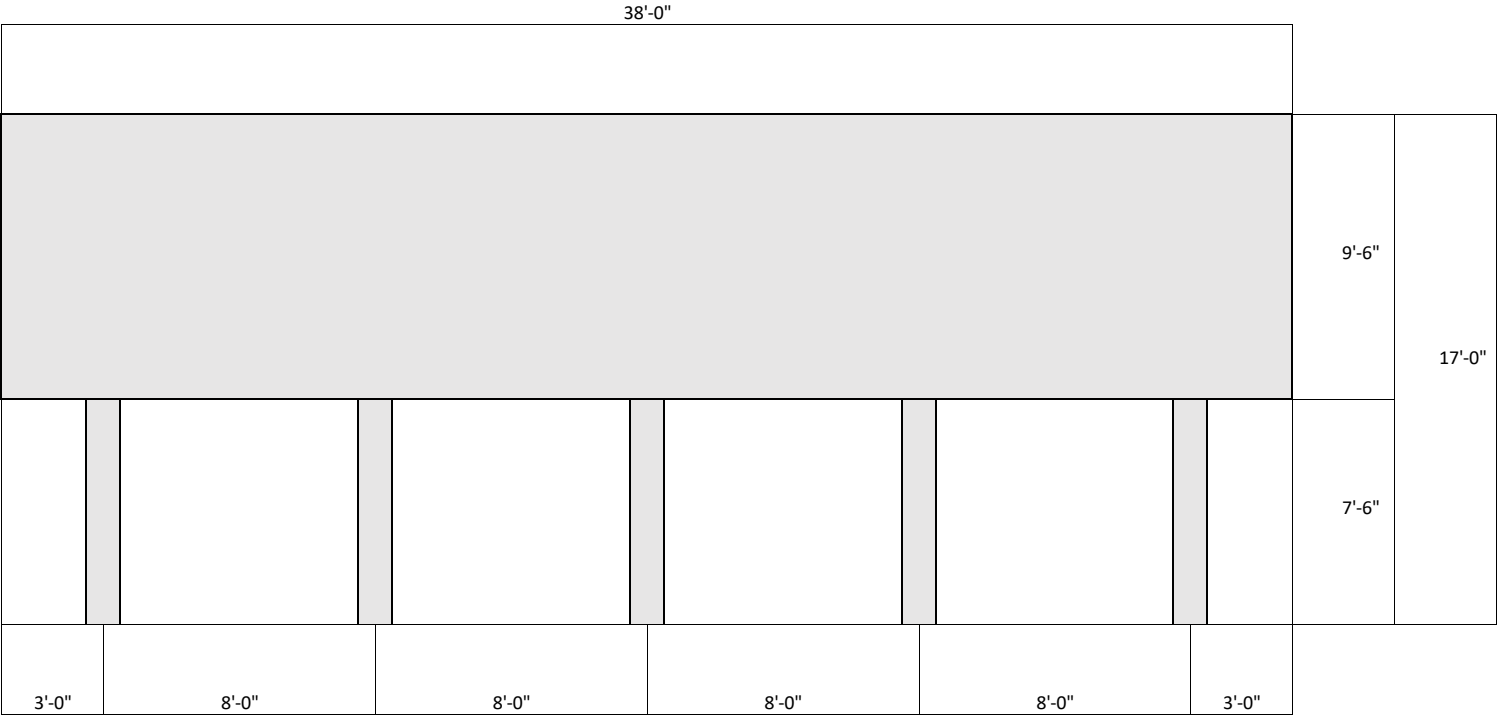
MARTIN E. DAVIS
409 RIDGEWOOD DRIVE
LICENSED LAND SURVEYOR SYRACUSE, NEW YORK





Proposed Condition
 200 South West Street Planting Improvements
 City of Syracuse
 June 10, 2024





Measurements

Width: 38'-0"
Height: 9'-6"
Total Area: 361'-0"
DATE: 10/01/2024



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 04, 2024

OCPB Case # Z-24-349

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Stephen Case for the property located 200 South West Street and West Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of South West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to establish an off-premise sign on a 0.14-acre parcel in a Mixed-Use Transition (MX-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing an "other authorization" referral (Z-24-349) to allow this proposed billboard; and
- WHEREAS, the site is located on the west side of downtown Syracuse; the site is a triangular parcel located at the intersection of West Fayette Street and South West Street, a state road, and abuts the New York, Susquehanna and Western railroad tracks to the rear; Armory Square and the building containing Wunderbar and Subcat Studio are to the east and the buildings for the Reading League, WCNY, and the Delavan Center are to the west; across West Fayette Street are a vacant lot and a parking lot; and
- WHEREAS, the site is a vacant parcel with sidewalks along both road frontages and trees lining the rear of the parcel; two billboards are located to the rear of the parcel and per the Location Survey dated 11/27/20, are located on railroad property adjacent to the site boundary; per Google StreetView, posts for a previous billboard are still located at the rear of the site, between the currently existing signs; and
- WHEREAS, the applicant is proposing an off-premise sign or billboard to be located at the center of the rear site boundary and facing the intersection of West Fayette Street and South West Streets; per the Layout and Planting Plan dated 10/9/24, the proposal includes landscaping the area currently covered by gravel and installing trees, shrubs, and plantings; the proposed sign will be 38' wide and 17' tall from the ground to top of sign;
- ADVISORY NOTE: Off-premises signs located within 660 feet of the right-of-way and intended to be seen from the National Highway System (or 1991 Primary Highway) must be registered with NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and
- WHEREAS, the applicant is seeking a use variance to allow the sign which is not permitted in the MX-3 zoning district; per the local application, the applicant states the small

size of the parcel, unique location on two busy roads, and abutting the railway prevent the site from other uses allowed in MX-3 and the billboard would be the only way to obtain a return on the applicant's investment; it is noted that the site previously had a billboard in this location; and

WHEREAS, per the City zoning code, the MX-3 district allows uses including educational buildings, clinics, hospitals, day care centers, private clubs, beverage cafes, microbreweries, and hotels; and

WHEREAS, per the referral notice, there is no existing drinking water or wastewater service to the site and no changes to the current infrastructure are proposed; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734157, 734060) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

WHEREAS, the site is located near the WCNY Office which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.



Martin E. Voss, Chairman
Onondaga County Planning Board

Project: AS-24-03

Date: 2/10/2025

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: 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: AS-24-03

Date: 2/10/2025

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.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse City Planning Commission <hr/> Name of Lead Agency	2/10/2025 <hr/> Date
Steven Kulick <hr/> Print or Type Name of Responsible Officer in Lead Agency	Chairperson <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

City of Syracuse
Parcel History
 01/01/1900 - 01/27/2025
 Tax Map #: 100.-06-03.0
 Owners: Case Marketing, LLC
 Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
200 West St S & Fayette St W	08/09/74	Project	Off Premise Advertising	Approved with	AS-74-057 Off-premise advertising
200 West St S & Fayette St W	10/28/77	Project	Sign Waiver	Approved with	AS-77-124 Waiver of area. aka 200 West St & Fayette St W
200 West St S & Fayette St W	01/04/90	Project	Off Premise Advertising	Approved with	AS-89-053 Off-premise advertising (Dunk-n-Bright) aka 200 West St S & Fayette St W
200 West St S & Fayette St W	06/13/13	Inspection	Complaint Inspection	<None>	
200 West St S & Fayette St W	07/01/13	Inspection	Complaint Inspection	<None>	
200 West St S & Fayette St W	07/23/13	Completed Complaint	Vacant Lot: Overgrown	Completed	2013-15614 Overgrown vegetation.
200 West St S & Fayette St W	11/12/13	Completed Complaint	Vacant Lot: Overgrown	Completed	2013-12899 Overgrown grass.
200 West St S & Fayette St W	06/05/14	Completed Complaint	Vacant Lot: Overgrown	Completed	2014-14428 Overgrown
200 West St S & Fayette St W	06/09/14	Inspection	Complaint Inspection	<None>	
200 West St S & Fayette St W	08/13/14	Completed Complaint	Property Maintenance-Ext	Completed	2014-21748 Overgrowth.
200 West St S & Fayette St W	02/17/16	Inspection	Complaint Inspection	Fail	
200 West St S & Fayette St W	02/17/16	Violation	SZC - Section Z-B-1 - Illegal Land Use	Closed	
200 West St S & Fayette St W	03/02/16	Inspection	Progress Inspection	In Progress	
200 West St S & Fayette St W	03/23/16	Inspection	Progress Inspection	In Progress	
200 West St S & Fayette St W	05/26/16	Completed Complaint	Vacant Lot: Trash/Debris	Completed	2016-12820 Trash/debris under billboard.
200 West St S & Fayette St W	06/07/16	Inspection	Progress Inspection	No Progress	
200 West St S & Fayette St W	06/20/16	Inspection	Progress Inspection	In Progress	
200 West St S & Fayette St W	08/03/16	Inspection	Progress Inspection	In Progress	
200 West St S & Fayette St W	08/24/16	Inspection	Progress Inspection	In Progress	
200 West St S & Fayette St W	09/21/16	Inspection	Progress Inspection	In Progress	
200 West St S & Fayette St W	10/12/16	Inspection	Progress Inspection	In Progress	
200 West St S & Fayette St W	11/16/16	Inspection	Progress Inspection	In Progress	
200 West St S & Fayette St W	01/04/17	Inspection	Progress Inspection	In Progress	
200 West St S & Fayette St W	02/01/17	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
200 West St S & Fayette St W	03/15/17	Inspection	Progress Inspection	In Progress	
200 West St S & Fayette St W	04/27/17	Inspection	Progress Inspection	In Progress	
200 West St S & Fayette St W	05/26/17	Inspection	Progress Inspection	In Progress	
200 West St S & Fayette St W	06/23/17	Completed Complaint	Zoning Violations	Completed	2016-03298
200 West St S & Fayette St W	06/23/17	Inspection	Progress Inspection	Pass	
200 West St S & Fayette St W	07/24/18	Inspection	Complaint Inspection	Pass	
200 West St S & Fayette St W	09/05/19	Inspection	Complaint Inspection	Pass	
200 West St S & Fayette St W	09/10/19	Completed Complaint	Overgrowth: Private, Occ	Completed	2018-22481 Overgrown grass
200 West St S & Fayette St W	09/17/19	Completed Complaint	Property Maintenance-Ext	Resolved	2015-18834 Trash and debris on the lot, especially under the billboard.
200 West St S & Fayette St W	03/11/20	Completed Complaint	Traffic Sign Req - General	Completed	2020-03906 sign pole has started to lean Image included
200 West St S & Fayette St W	09/12/22	Inspection	Complaint Inspection	Fail	
200 West St S & Fayette St W	09/12/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
200 West St S & Fayette St W	09/20/22	Inspection	Complaint Re-Inspection	No Progress	
200 West St S & Fayette St W	09/28/22	Completed Complaint	Property Maintenance-Ext	Completed	2022-08201 Overgrowth
200 West St S & Fayette St W	09/28/22	Inspection	Complaint Re-Inspection	Pass	
200 West St S & Fayette St W	06/04/24	Inspection	Complaint Inspection	Fail	
200 West St S & Fayette St W	06/04/24	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
200 West St S & Fayette St W	06/11/24	Inspection	Complaint Re-Inspection	Pass	
200 West St S & Fayette St W	07/11/24	Completed Complaint	Property Maintenance-Ext	Admin-Closed	2024-04388 Overgrowth
200 West St S & Fayette St W	11/18/24	Completed Complaint	Trash/Debris-Private, Occ	Admin-Closed	2019-24199 Trash & Debris
200 West St S & Fayette St W	11/22/24	Project	Off Premise Advertising	In Review	AS-24-03 Establishing a new Off-premise sign on the site.
200 West St S & Fayette St W	11/22/24	Project	Variance (Use)	Approved	V-24-24 Use Variance to establish an off-premise sign in MX-3 Zone District.



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: 201 West Street LLC

From: Zhitong Wu, Zoning Planner

Date: 2/3/2025 2:29:31 PM

Re: Off Premise Advertising AS-24-03
200 West St S & Fayette St W, Syracuse, 13204

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@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW - Transportation Planner	On Hold	12/05/2024	Neil Milcarek-Burke	No major concern with proposal, however, there are site deficiencies that require remediation prior to approval. -Curb-cut along Fayette street to be properly abandoned and replaced with full-reveal granite curb 6". -Curb-cut along West Street to be resized from current excessive width to 12' dimension matching proposed access drive.
Zoning Planner	Waiting on Board	01/29/2025	Zhitong Wu	On hold pending on plans that address reviewing departments' comments
Planning Commission	Pending	11/22/2024		
Eng. Design & Cons. - Zoning	Conditionally Approved	12/06/2024	John Kivlehan	Renderings show an overall improvement to this area but overall approval should be subject to the applicant having a maintenance plan in place to ensure the landscaping is maintained as portrayed. Applicant is also encouraged to discuss this project with NYSDOT as West St is under State jurisdiction at this location (DPW comment on curb cut - NYSDOT approval is required to make changes to the pavement, curb along West St). Applicant should ensure stones are setback from the sidewalk and sharp edges are not present.
Onondaga Co Planning Board	Approved	01/27/2025	Zhitong Wu	No position