



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>SP-23-03 & SP-23-03M1</u>	<i>Staff Report – February 10, 2025</i>
<i>Application Type:</i>	Second Time Extension for Special Use Permit
<i>Project Address:</i>	861 Van Rensselaer Street (Tax Map ID: 115.-03-06.1)
<i>Summary of Proposed Action:</i>	The applicant is requesting a second time extension, pursuant to ReZone, Art.5, Sec. 5.3H(3)b., states that further extensions after the Zoning Administrator has granted a time extensions, shall be subject to the approval of the decision-making body for the original application. The original approval (SP-23-03) was approved by the City Planning Commission on 02/21/2023 prior to when ReZone was adopted. Therefore, contrary to the decision-making body of Special Use Permits being the Common Council after ReZone was adopted, the Planning Commission is the decision-making body for this time extension. The reasonable cause for the second extension is that the applicant had encountered significant delays due to unforeseen increases in construction costs, unsuitable soils and extensive permit reviews, that have hindered the start of construction for the interior self-storage facility (SP-23-03M1). Special Use Permit, SP-23-03, was approved by the City Planning Commission on 02/21/23 to establish a 59,086-SF self-storage business with an accessory parking lot. The subsequent Special Use Permit modification, SP-23-03M1, was approved by the Zoning Administrator on 10/18/23 and was to modify the approved site plan of SP-23-03 to: (1) increase building size from 58,086 SF to 59,720 SF; (2) reduce the length of the curbing on the south corner of the project site; (3) update the boundaries and location for the proposed bio-retention area and stormwater management facility; and (4) replace tree species and increase tree quantity. A time extension was granted on 02/13/2024 by the Office of Zoning Administration to extend the approval of SP-23-03M1 to 02/21/2025.
<i>Owner/Applicant:</i>	Robert Consalvo, Storage Cap Syracuse, L.P. (Owner) Jay Ingrassia, Storage Space (Applicant)
<i>Existing Zone District:</i>	Mixed-Use Transition (MX-3) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north and east are in the Mixed-Use Transition (MX-3) Zone District and Urban Core (MX-4) Zone District. The neighboring properties to the south and west are in the Mixed-Use Transition (MX-3) Zone District and Commercial (CM) Zone District.
<i>Scope of Work:</i>	The applicant is requesting an additional 18-month extension on the approval of Special Use Permit SP-23-03 and SP-23-03M1. If granted, the approval will be extended until 08/21/2026.

SP-23-03 & SP-23-03M1 Time Extension

Staff Analysis:

Factors:

- The project’s Special Use Permit Approval has received a one-year extension already. Per ReZone, Art. 5, Sec. 5.3H(3)b., further extensions shall be subject to the approval of the decision-making body for the original application.
- Per ReZone, Art. 5, Sec. 5.4B(3)f.1., all conditions of the special use permit approval shall be met within 18 months and all necessary building permits shall be obtained within 12 months after the date of special use permit approval.
- The building permit for the project is ready to be issued, therefore, an additional 12-month extension is appropriate for the final completion of construction.

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

- Second Time Extension Request Letter

Attachments:

Resolution of project SP-23-03
Resolution of project SP-23-03M1

1st Time Extension Approval Letter

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

SP-23-03 & SP-23-03M1 Time Extension

Figure 2: Aerial Imagery of Subject Property



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

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



January 30, 2025

Mr. Jake Dishaw
Deputy Commissioner of Code Enforcement and Zoning Administration
c/o City of Syracuse Planning Commission
City of Syracuse Office of Zoning Administration
300 South State Street, Suite 700
Syracuse, New York 13202

Re:	<u>861 Van Rensselaer Street</u> <u>SP-23-03 and SP-23-03M1</u>
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Dear Mr. Dishaw:

On behalf of Storage Cap Syracuse, L.P. please accept this as a request for an additional time extension for the completion of the project located at 861 Van Rensselaer Street.

We have unfortunately encountered significant delays due to unforeseen increases in construction costs, unsuitable soils and extensive permit reviews, that have hindered the start of construction, and therefore will not be able to complete the project by February 21, 2025. We were issued our building permit on January 22nd, 2025 and are ready to proceed with construction.

We respectfully request a time extension until August 21, 2026, which is an additional 18 months from the most recent request granted pursuant to SP-23-03 M1. This time frame will allow us to maintain our construction efforts without interruption in order to complete the project.

We understand it is necessary to secure this extension from the City of Syracuse Planning Commission, and therefore courteously request to be placed on the February 10, 2025 meeting agenda.

Please do not hesitate to reach out for further information or if you should have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jay Ingrassia".

Jay Ingrassia
Senior Director of Development and Construction, Storage Space

A RESOLUTION APPROVING A SPECIAL PERMIT FOR SELF-STORAGE
ON PROPERTY SITUATED AT 861 VAN RENSSELAER STREET

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 21st day of February, 2023, adopt the following resolution:

WHEREAS, the applicant, Jay Ingrassia, is requesting a Special Permit to establish a self-storage facility with accessory parking within the Lakefront Zoning District on property situated at 861 Van Rensselaer Street pursuant to Part B, Section IX and Part C, Section IX of the City of Syracuse Zoning Rules and Regulations, as amended; and

WHEREAS, the City Planning Commission held a Public Hearing on the request on February 21, 2023, at 6:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York, heard all those desiring to be heard, and duly recorded their testimony; and

WHEREAS, the City Planning Commission has studied the proposal and all submittals by the applicant and all interested parties; and

WHEREAS, the subject property is regular in shape with 459.33 feet of frontage on Van Rensselaer Street and a variable lot depth ranging from 458.73 feet to 465 feet; and

WHEREAS, the property lies within a Lakefront, T-5 zoning district, as do the adjacent and neighboring properties to the north, south, east, and west; and

WHEREAS, land use in the area consists primarily of commercial and retail uses; and

WHEREAS, the "Syracuse Land Use and Development Plan" designates the character of this site, which lies in the Lakefront neighborhood, as Industrial Legacy; and

WHEREAS, the scope of work includes the construction of a 59,086-square foot, two-story, self-storage building with 115,860 square feet of floor area; and

WHEREAS, the City Planning Commission approved a Special Permit (SP-20-04) on February 3, 2020, to establish a self-storage facility in two phases consisting of an 18,000-square foot self-storage building, eight satellite storage buildings, a 5,000-square foot commercial building, and 55 accessory parking spaces, and granting exceptions from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the building number, exterior finish material, architectural opening, and sign location, area, and type regulations; and

WHEREAS, the City Planning Commission approved a Special Permit (SP-21-07) on August 30, 2021, to establish a self-storage facility consisting of a 57,950-square foot, fully-enclosed self-storage building, two separate 5,500-square foot retail buildings (for a total of 11,000 square feet of retail on site), and accessory parking, granting exceptions from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the building number, tree caliper, and finishing material regulations; and

- WHEREAS, the application included a site and pavement marking plan (Sheet CA110) dated November 23, 2022 and last revised on January 12, 2023 which illustrates a 59,086-square foot, two-story storage building with 12 accessory off-street parking spaces, a proposed bike rack, a 78-foot long, 36-inch tall, free-standing wall, exterior lighting, a 24-foot wide driveway on Van Rensselaer Street with a 48-foot wide curb-cut, a proposed dumpster enclosure, a proposed bio-retention area, and a proposed storm water management facility; and
- WHEREAS, the application included a landscape and lighting plan (Sheet LA100) dated November 23, 2022 and last revised on February 9, 2023 which illustrates proposed exterior illumination consisting of eight 16-foot tall light poles with LED fixtures mounted atop two-foot high concrete bases for a total height of 18 feet, and 16 wall-mounted LED gooseneck fixtures mounted to the north, east, and south elevations of the proposed building; and
- WHEREAS, the landscape and lighting plan also illustrates proposed landscaping; and
- WHEREAS, the application included first and second floor plans dated January 16, 2023 and December 28, 2022 which illustrate a total of 1,009 storage units consisting of 552 storage units on the first floor and 457 storage units on the second floor; and
- WHEREAS, the application included exterior elevations and details (Sheet A-201) dated January 16, 2023 which illustrate fenestration patterns consisting of two entrances on the north elevation facing Van Rensselaer Street, three entrances and a window on the east elevation facing the entry drive, and one entrance on the south elevation facing the rear parking area; and
- WHEREAS, the elevations illustrate finishing materials consisting of two exterior insulation finish system (EIFS), brick veneer, and split face block, and six aluminum awnings; and
- WHEREAS, the application included a seven-page sign plan dated February 15, 2023 which illustrates four signs totaling 93.21 square feet consisting of a 62.71-square foot wall sign (N01) on the north elevation facing Van Rensselaer Street, an 11.1-square foot awning sign (N02) on the east elevation facing the access drive, and two awning signs on the south elevation facing the parking lot at 8.3 square feet (N03) and 11.1 square feet (N04); the 62.71-square foot wall sign facing Van Rensselaer Street is to be externally illuminated with gooseneck lighting fixtures; and
- WHEREAS, the proposal deviates from)Part B, Section IX, Article 4, paragraph 3.d of the City of Syracuse Zoning Rules and Regulations, as amended, in that the landscape plan includes Green Vase Zelkova as a proposed tree, which is not listed as an acceptable tree but is recommended as acceptable by the City Arborist; and
- WHEREAS, the proposal deviates from Part B, Section IX, Article 4, paragraph 3.e of the City of Syracuse Zoning Rules and Regulations, as amended, in that the minimum size shade tree shall be four-inch caliper and 15 to 20 feet in height; the landscape plan identifies a proposed caliper of 2-2.5 inches, which is recommended by the City Arborist; and

- WHEREAS, the proposal deviates from Part B, Section IX, Article 4, paragraph 5.b(1) of the City of Syracuse Zoning Rules and Regulations, as amended, in that the exterior finish materials on all facades shall be limited to brick, stone, wood, or cementitious clapboard siding; the exterior elevation plan identifies two types of EIFS and aluminum as proposed finishing materials; and
- WHEREAS, the proposal deviates from Part B, Section IX, Article 4, paragraph 5.d(2) of the City of Syracuse Zoning Rules and Regulations, as amended, in that a single external sign band may be applied to the facade of each building providing it does not exceed 3 feet in height; the applicant is proposing to install two separate signs on the east elevation; and
- WHEREAS, the proposal necessitates four exceptions from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the tree species, tree caliper, finishing material, and sign regulations; and
- WHEREAS, the proposal was submitted to the City of Syracuse Departments of Engineering and Public Works, and the Division of City Planning for review; and
- WHEREAS, the proposal was reviewed by the Onondaga County Planning Board pursuant to GML §239-l, m and n; and
- WHEREAS, pursuant to Article 8 of the State Environmental Conservation Law, as amended and the regulations promulgated thereunder (collectively "SEQRA"), the Commission is required to make a determination with respect to the environmental impact of any "action" (as defined by SEQRA) to be taken by the Commission and the consideration of the Application constitutes such an action; and
- WHEREAS, the Commission reviewed the Application and the Environmental Assessment Form dated January 13, 2023 ("EAF") prepared by the applicant, and determined that the proposed action described therein constituted an "Unlisted" action (as said quoted terms is defined in SEQRA); and
- WHEREAS, the Commission declares itself "Lead Agency" (as said quoted term is defined in SEQRA) with respect to an uncoordinated review pursuant to SEQRA; and finds that approval of the Application as set forth herein will not have a significant effect on the environment, and the Commission hereby issues a negative declaration pursuant to SEQRA, which shall be filed in the office of the Commission.

NOW THEREFORE BE IT RESOLVED that We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 21st day of February, 2023, APPROVE the request of Jay Ingrassia for a Special Permit to establish a self-storage facility with accessory parking within the Lakefront Zoning District on property situated at 861 Van Rensselaer Street pursuant to Part B, Section IX and Part C, Section IX of the City of Syracuse Zoning Rules and Regulations, as amended;

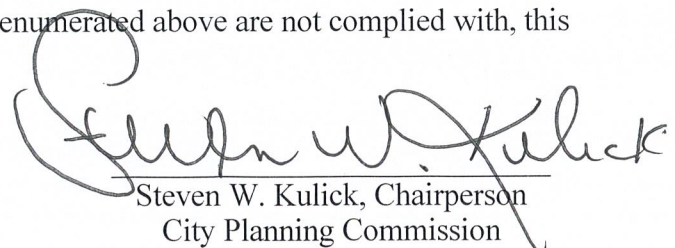
BE IT FURTHER RESOLVED that said application be approved subject to compliance with the following conditions:

1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public;
2. All construction, improvements and additions relating to this proposal, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the City Planning Commission;
3. Improvements to the subject property and its use shall be substantially in accordance with the submitted plans on file in the City of Syracuse Office of Zoning Administration entitled:
 - Site & Pavement Marking Plan (Sheet CA110); Store Space-Syracuse, 861 Van Rensselaer Street; prepared by: Costich Engineering; dated: 11/23/2022; last revised: 1/12/23; scaled: 1 inch = 30 ft.;
 - Landscape and Lighting Plan (Sheet LA100); Store Space-Syracuse, 861 Van Rensselaer Street; prepared by: Costich Engineering; dated: 11/23/2022; last revised: 2/9/23; scaled: 1 inch = 30 ft.;
 - First and Second Floor Plans (Sheets A-101 and A-102); Store Space Syracuse, 861 Van Rensselaer Street; prepared by: SWBR; dated: 1/16/2023 and 12/28/2023; scaled: 1/8"-1'-0";
 - Exterior Elevation and Details (Sheet A-201); Store Space Syracuse, 861 Van Rensselaer Street; prepared by: SWBR; dated: 1/16/2023; scaled: 3/32"-1'-0";
 - Sign Plan (seven pages); Store Space; 841-861 Van Renssalaer (sic) St; WO: 72750; prepared by: National Sigh Corporation; dated: 08/18/2022; scaled: as noted.
4. Signage for the proposal is limited to four signs totaling 93.21 square feet, as noted in condition number three above;
5. Any exterior lighting of the subject proposal shall be designed, located and maintained so as to prevent any direct rays of light from shining beyond the boundaries of the subject property;

BE IT FURTHER RESOLVED that this Commission GRANTS the requested exceptions from Part B, Section IX, Article 4 of the City of Syracuse Zoning Rules and Regulations, as amended, as they pertain to the tree species, tree caliper, finishing material, and sign regulations as identified in the preamble to this resolution;

BE IT FURTHER RESOLVED that approval of this resolution does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Division of Code Enforcement;

BE IT FURTHER RESOLVED that if the conditions enumerated above are not complied with, this approval shall be subject to revocation.



Steven W. Kulick, Chairperson
City Planning Commission

STONE SPACE - SYRACUSE
841-881 VAN RENSSELAER STREET
SYRACUSE, NEW YORK 13204
T.A. #115-02-06
THE SITE IS APPROXIMATELY 4.811 ACRES PER TAX MAP OF WHICH 4.781 ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES

STORE SPACE
330 EAST CROVIN POINT ROAD
WINTER GARDEN, FLORIDA 32787

THIS PROJECT WILL CONSIST OF THE CONSTRUCTION OF NEW 57,950 SQ.FT. SELF STORAGE BUILDING WITH ASSOCIATED UTILITIES, DRIVES, AND PARKING AREAS. THE ESTIMATED TIME FOR COMPLETION OF THE CONSTRUCTION PROJECT IS 180 DAYS. SOIL DISTURBING ACTIVITIES WILL INCLUDE:

- | | |
|----|---|
| A. | DEMOLITION OF EXISTING PAVEMENTS. |
| B. | PROVIDE INLET PROTECTION, PERIMETER SILT SOCKS, TEMPORARY STABILIZED CONSTRUCTION ENTRANCE AS REQUIRED. CONTRACTOR MAY USE EXISTING PAVEMENT SUBBASE. |
| C. | CONSTRUCTION OF PROPOSED BUILDING, PROVIDE CONCRETE WASHOUT AREA. |
| D. | INSTALLATION OF STORM SEWER LATERAL AND OTHER UTILITIES. |
| E. | CONSTRUCTION OF CURB, DRIVES, AND PARKING AREAS. |
| F. | FINAL GRADING AND LANDSCAPING. |

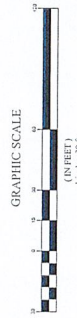
-THERE ARE NO FEDERAL OR STATE WETLANDS IN THE PROJECT AREA.
-PER THE FEMA FLOOD INSURANCE RATE MAP AS LISTED ON PROJECT SURVEYORS PLAN, THE SITE IS LOCATED IN ZONE X

1. TAX MAP #115-03-06 (4.812 ACRES)
2. ZONING: LAKEFRONT DISTRICT (1-5)

- | ZONING REQUIRED: | REQUIRED (F.S.) | PROVIDED |
|----------------------|-------------------|----------|
| FRONT SETBACK | 0-12' FROM R.O.W. | 12' |
| REAR SETBACK | | 10' |
| SIDE SETBACK | | 21.5' |
| FRONTAGE BUILD-OUT | 70% MIN | 100% |
| BUILDING HEIGHT | 2.5 STORY MAX | 2 STORY |
| MINIMUM LOT AREA | NO REQUIREMENT | 4.84 |
| MINIMUM LOT WIDTH | 10' | 45.23 |
| MINIMUM LOT COVERAGE | NO REQUIREMENT | 43.68% |

GENERAL NOTES

1. PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC LANEWAYS AS DIRECTED BY OWNER'S REPRESENTATIVE.
2. MAINTAIN ACCESS TO ALL LOCAL LANEWAYS AND MAINTAIN AND PRESERVE ALL SURVEY CORNERS, EASEMENTS, AND EGRESS POINTS.
3. NO CURBS AND NO LOCAL LANEWAYS ARE TO BE DISTURBED AND BE REPEATED IN THE CONTRACT DOCUMENTS.
4. ALL CURBS AND ALL ADJACENT MATERIALS THAT ARE TO BE REPEATED IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL OBTAIN ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF THE EXISTING UTILITIES AND TO PREVENT DAMAGE TO ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
6. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION.
7. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE LOCAL COAST GUARD AND THE LOCAL NAVY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



EXISTING UTILITIES (LOCATION, SIZE AND DEPTHS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE LOCATION, DEPTH OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ALL UTILITIES IN THE PROJECTED PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE STRUCTURES IN CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



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 TITCH ENGINEERING, D.P.C.

[illegible]

DATE RE-UPDATED BY LONG FOOT HAZ

[illegible][illegible]

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETAILING THE EXISTING UTILITIES AND STRUCTURES IN THE PROJECT AREA TO, OR UNDER, THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A DESIGN OF THE WORK AS A RESULT OF INCORRECTLY IDENTIFIED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILING OF THE UTILITIES IN AS MUCH TIME FOR THEM TO BE LOCATED AND EXPOSED AS POSSIBLE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE LOCATION OF AT LEAST 18 INCHES OF ANY WORK.

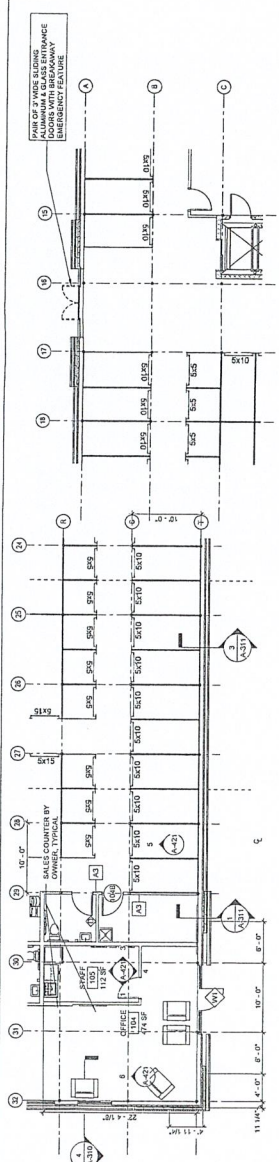
PLANS ARE APPROXIMATE AND THE ACCURACY OF THEIR LOCATION OF UTILITIES SHALL BE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTHS OF ALL UTILITIES ALONG THE PATH OF, OR CLOSELY PARALLEL TO, THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING TO ANY UTILITIES LOCATED UNDERGROUND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY COMPANIES OF ANY WORK TO BE LOCATED AND MARK THEIR FACILITIES UNDERGROUND. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY UNDERGROUND UTILITY LOCATIONS IN ADVANCE OF CONSTRUCTION.

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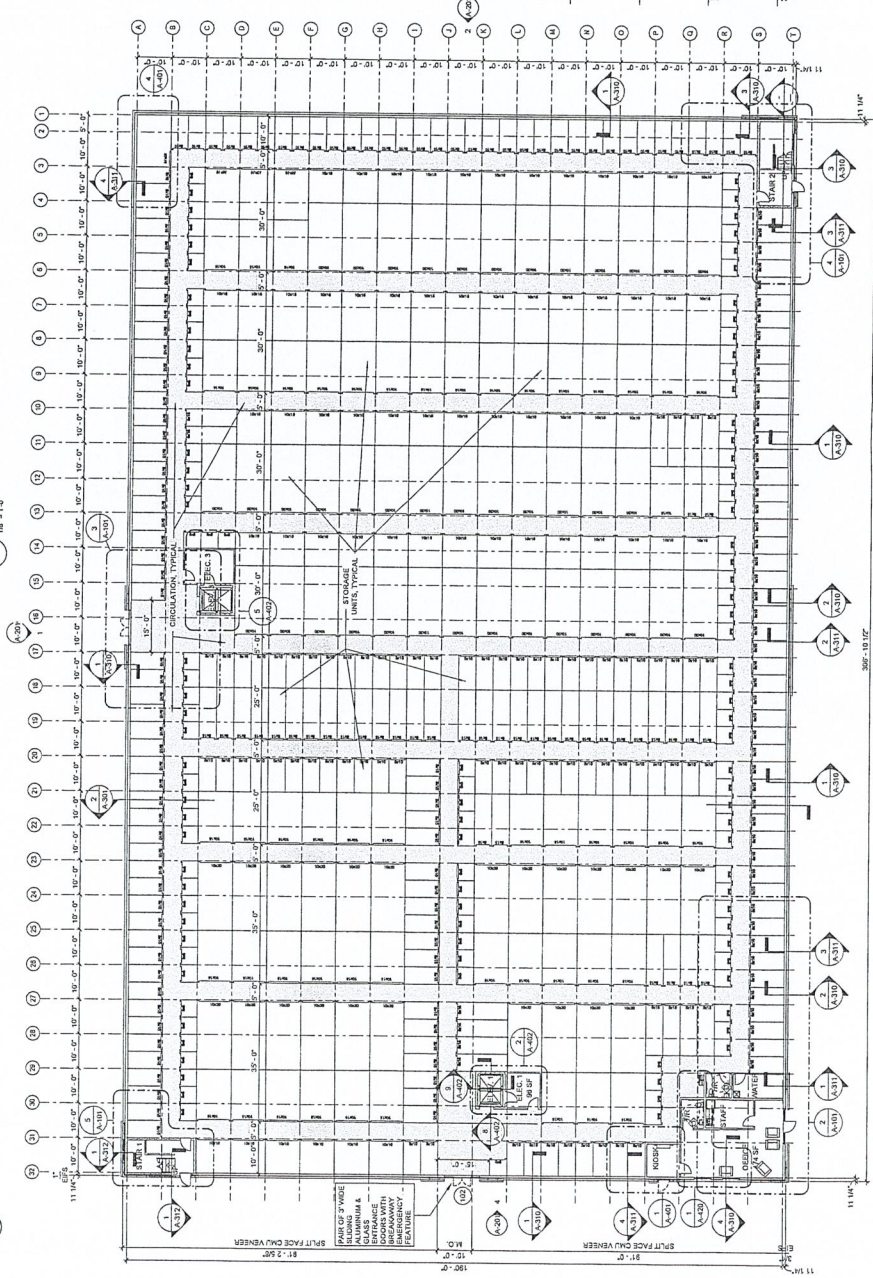


STORAGE UNIT COUNT	FIRST FLOOR
5x5	104
5x10	221
5x15	51
10x10	44
10x15	70
10x20	52
TOTAL	552

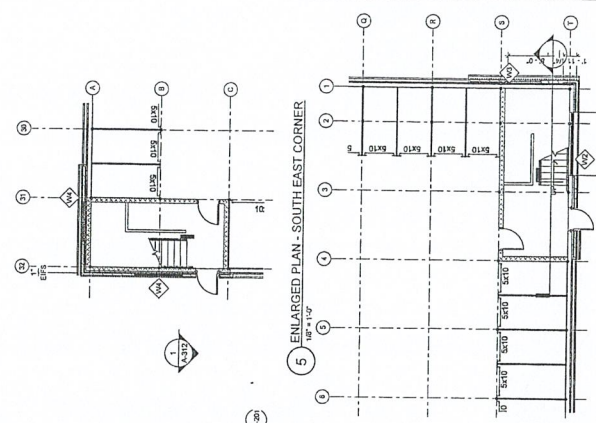


3 ENLARGED PLAN - MAIN ENTRY
1/8" = 1' 0"

2 ENLARGED PLAN - LOBBY
1/8" = 1'-0"



1 FIRST FLOOR PLAN
S. 54.20' x 41' 0.00'



4 ENLARGED PLAN - NORTH WEST CORNER
1/8" = 1'-0"

STORAGE UNIT COUNT		SECOND FLOOR	
5x5	=	108	
5x10	=	45	
5x15	=	42	
10x10	=	121	
10x15	=	76	
10x20	=	64	
TOTAL	=	457	

Drawn By: CGF / AA
Checked By: RRS
Project Manager: RRS

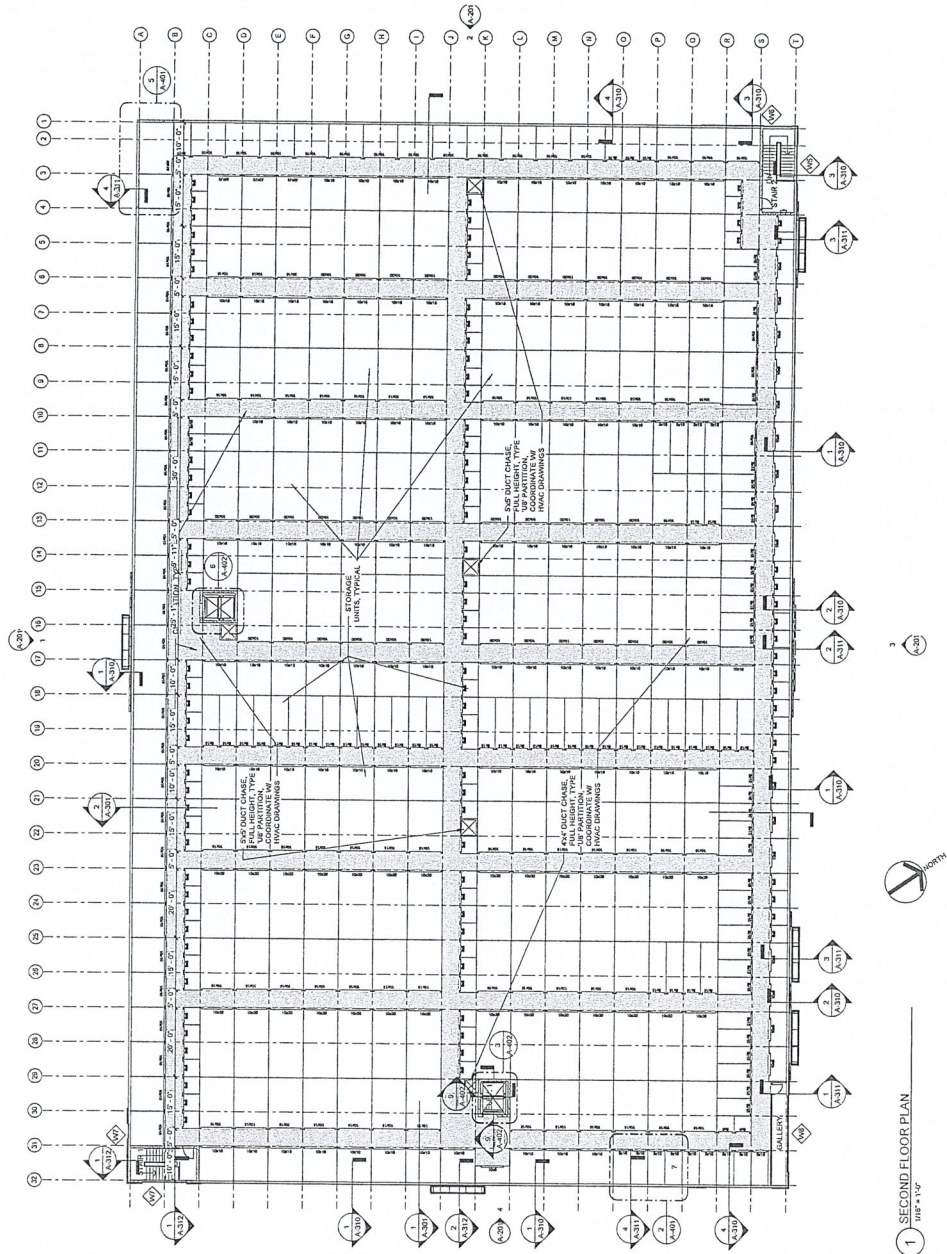
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Store Space Syracuse	
SWBR Project Number	21151.00

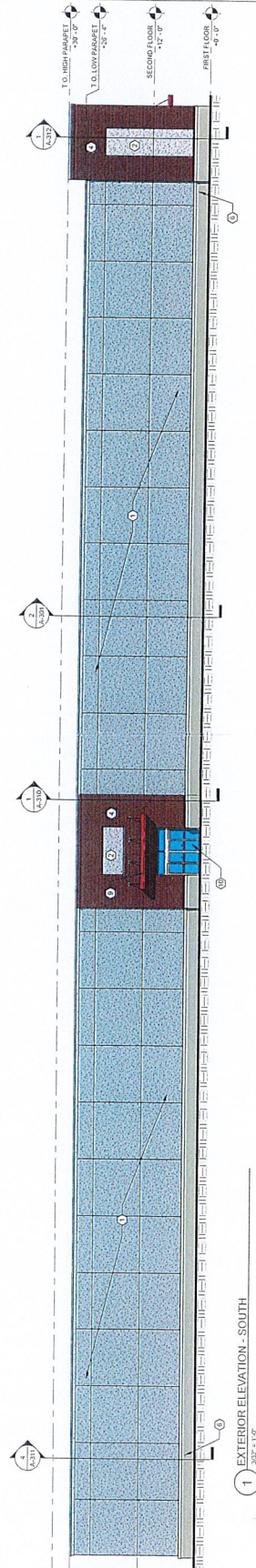
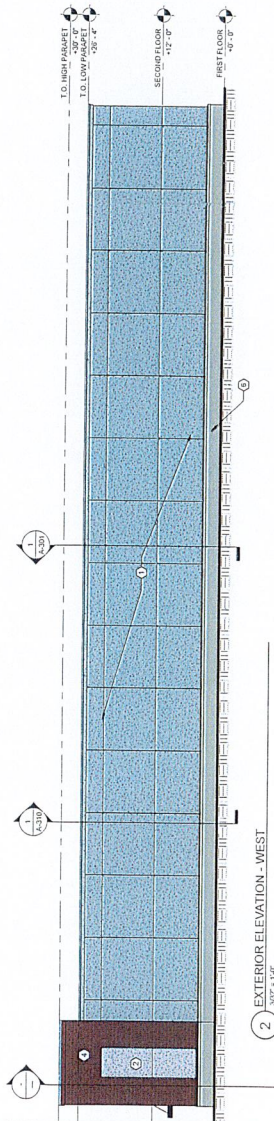
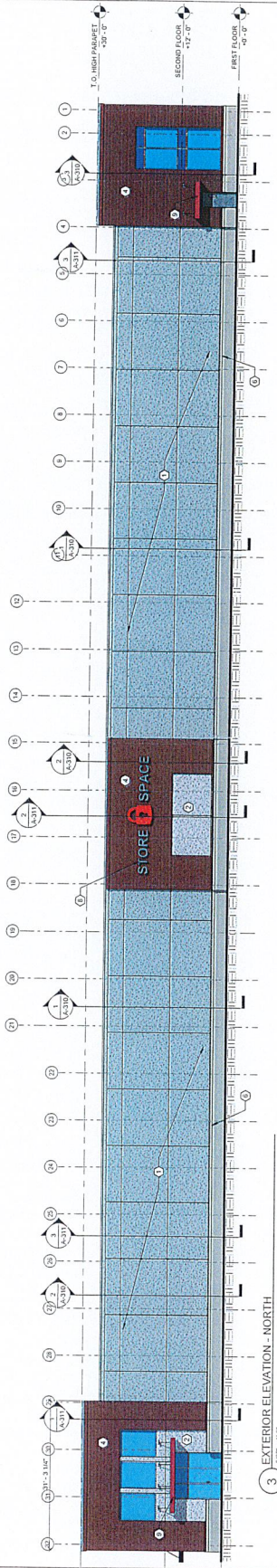
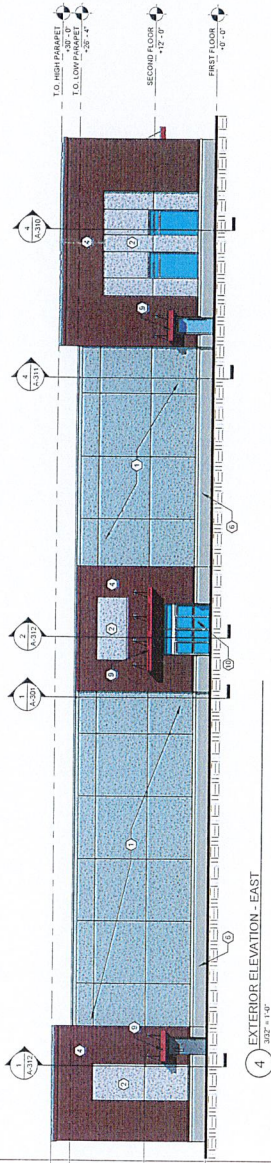
STORESPACE SYRACUSE
861 VAN RENSSELAER
STREET SYRACUSE, NY 13204

A-102

SECOND FLOOR
PLAN

12/28/2022
REVISED PLANS

ELEVATION KEY NOTES		SHOW AS @
NO.	DESCRIPTION	
1	1/8" SPOUTS (HORIZONTAL) 1/2" (S.F.)	
2	1/8" SPOUTS (VERTICAL) 1/2" (S.F.)	
3	1/8" SPOUTS (VERTICAL) 1/2" (S.F.)	
4	1/8" SPOUTS (VERTICAL) 1/2" (S.F.)	
5	1/8" SPOUTS (VERTICAL) 1/2" (S.F.)	
6	1/8" SPOUTS (VERTICAL) 1/2" (S.F.)	
7	1/8" SPOUTS (VERTICAL) 1/2" (S.F.)	
8	1/8" SPOUTS (VERTICAL) 1/2" (S.F.)	
9	1/8" SPOUTS (VERTICAL) 1/2" (S.F.)	
10	1/8" SPOUTS (VERTICAL) 1/2" (S.F.)	



1 EXTERIOR ELEVATION - SOUTH
3/27 = 1'-0"

A-201

EXTERIOR
ELEVATION AND
DETAILS

1/16/2023
REVISED PLANS

Drawn By	CGF / AA
Checked By	RRS

Project Manager: RRS

Methods

Store Space Syracuse
SWAR Project Number 2115100

STORE SPACE SYRACUSE
861 VAN RENSSELAER
STREET SYRACUSE, NY 13202

STORE SPACE

841-861 Van Renssalaer St
Syracuse, NY 13204

WO: 72750



[illegible]



NATIONAL SIGN CORPORATION

www.nationalsign.com

CONNECTICUT

780 Ford Road Rd.,
Berlin, CT 06037
Ph: (860) 829-9960

MASSACHUSETTS

21 Larsen Way
North Attleboro, Ma
Ph: (508) 809-4638

CLIENT / PROJECT LOCATION:

841-861 Van Rensselaer St.
Syracuse, NY 13204

FILE LOCATION:

p1store space/Syracuse, NY/drawings

DRAWING NO:

72750-01

DRAWING DATE:

02/15/2023

PROJECT MANAGER:

JOANN

DRAWN BY:

JJ

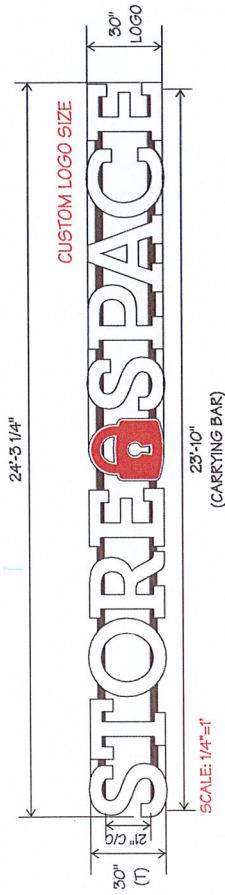
REVISIONS/NOTES:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER ORIGINATING AND ENDORSEMENT OF THE SIGN.



E1640424

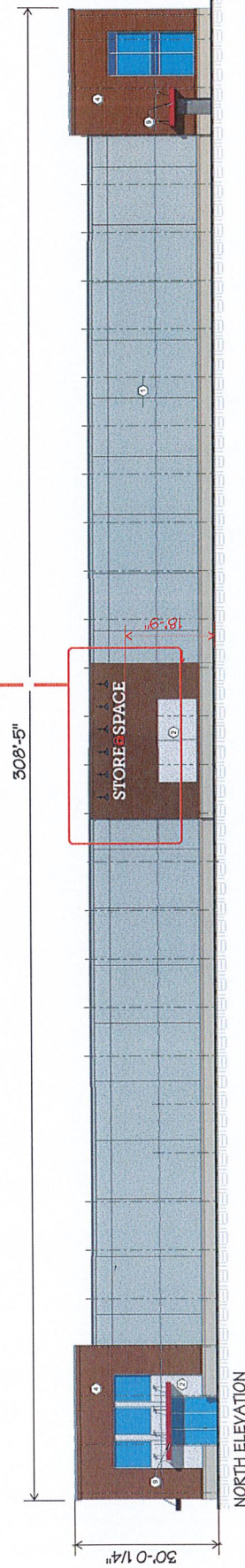
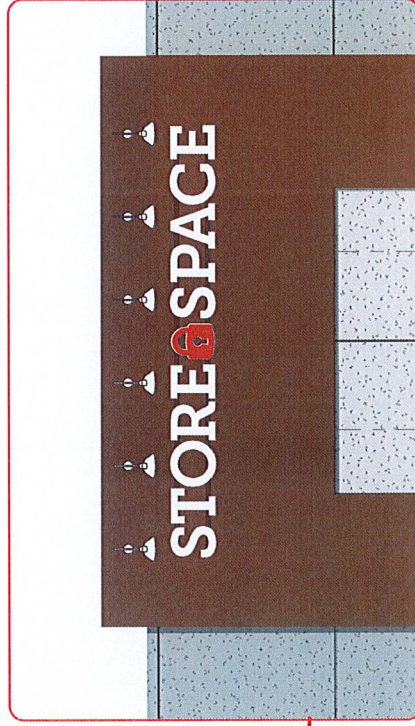
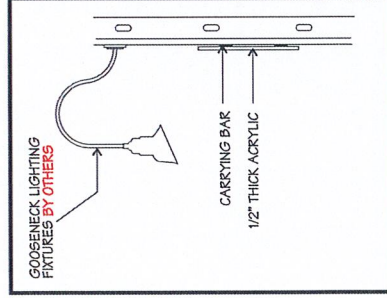
N01 - Acrylic letters on carrying bar (Gooseneck ill. by others)



- COLORS:**
- RED: 3M 3630-75 / MP2075
 - WHITE
 - CARRYING BAR PAINTED TO MATCH BUILDING

- GENERAL NOTES**
- > 1/2" ACRYLIC LETTERS
 - > LETTERS MOUNTED TO WALL WITH 5" x 1/4" TK ALUMINUM CARRYING BAR
 - > NON-ILLUMINATED SIGNAGE GOOSENECK BY OTHERS

- SIGN CALCULATIONS:**
- > SIGN PROPOSED: 62.71 sq. ft.



NATIONAL SIGN CORPORATION
www.nationalsign.com

CONNECTICUT
780 Four Rod Rd.,
Berlin, CT 06037
Ph: (860) 829-9060

MASSACHUSETTS
21 Larsen Way
North Attleboro, Ma
Ph: (508) 808-4638

CLIENT / PROJECT LOCATION
STORESPACE

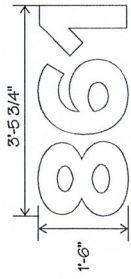
ADDRESS: 841-861 Van Rensselaer St.
Syracuse, NY 13204
FILE LOCATION: pfspace/space/syracuse, NY/drawings

DRAWING NO: 72750-01
DRAWING DATE: 02/15/2023

PROJECT MANAGER: JOANN
DRAWN BY: JJ

UL E164024
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 701. THE SIGN IS NOT TO BE USED IN ANY OTHER MANNER WITHOUT THE INCLUSION OF THE FOLLOWING: PROPER GROUNDING AND BONDING OF THE SIGN.

N01a - Pin mount acrylic civic number



SCALE: 1/2" = 1'-0"

COLORS:

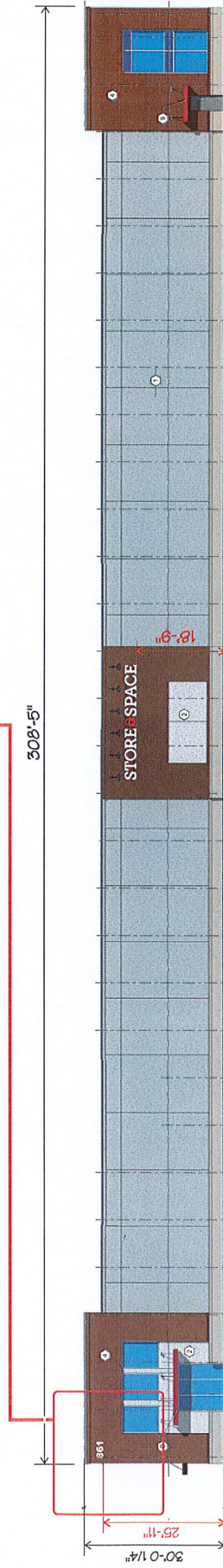
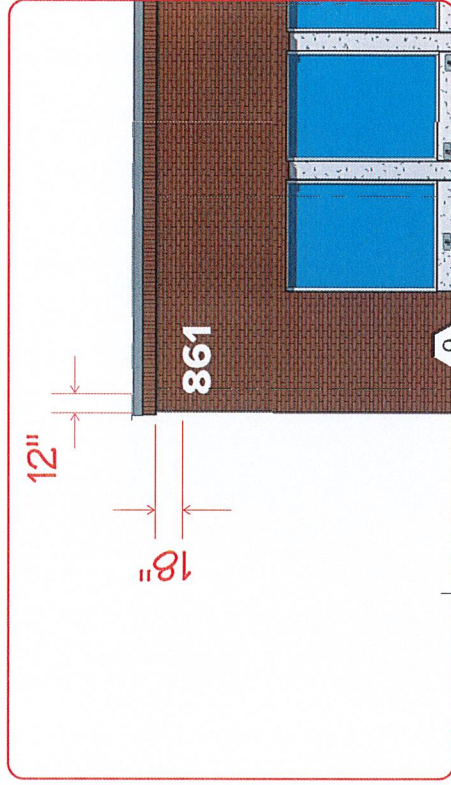
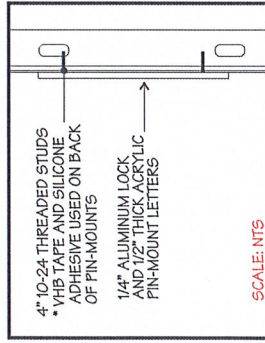


GENERAL NOTES

- > 1/2" ACRYLIC LETTERS
- > LETTERS MOUNTED TO WALL
- > MOUNTED w/ 4" TO-24 THREADED ALUMINUM STUDS AND SILICONE/CAULK
- > NON-ILLUMINATED SIGNAGE

SIGN CALCULATIONS

> SIGN PROPOSED: 5.21 sq.ft.



NORTH ELEVATION
SCALE: 1/265

NATIONAL SIGN CORPORATION
www.nationalsign.com

CONNECTICUT
780 Four-Rod Rd.,
Berlin, CT 06037
PH: (860) 829-9960

MASSACHUSETTS
27 Landon Way
North Attleboro, Ma
PH: (508) 808-4638

CLIENT / PROJECT LOCATION
STORE SPACE

ADDRESS: 841-861 Van Rensselaer St.
Syracuse, NY 13204
FILE LOCATION: p:\store space\Syracuse, NY\drawings

DRAWING NO: 72750-02
DRAWING DATE: 08/18/2022

PROJECT MANAGER: JOANN
DRAWN BY: JJ

REVISIONS/NOTES:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 609 OF THE NATIONAL ELECTRIC CODE (NEC). THE SIGN MANUFACTURER'S INSTRUCTIONS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



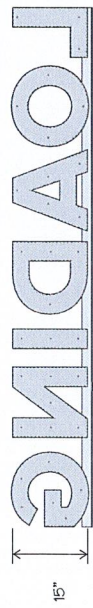
E164024

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N02 - Acrylic letters (mounted to aluminum backer)



- 1/2" acrylic letters attached to front
- back-screwed through aluminum backer
- letters cover screws from backer to tube



- 2" x 2" aluminum tube at bottom
- behind backer/countersunk screws from front
- screws will be covered by acrylic letters on front

GENERAL NOTES

- > 1/2" ACRYLIC LETTERS
- > LETTERS MOUNTED TO ALUMINUM BACKER
- > BACK SCREWED WITH COUNTERSUNK SCREWS
- > SIGNS INSTALLED ON TOP OF CANOPY
- > ALUMINUM BACKER/FRAME/TUBE PAINTED TO MATCH COLOR OF WALL BEHIND IT

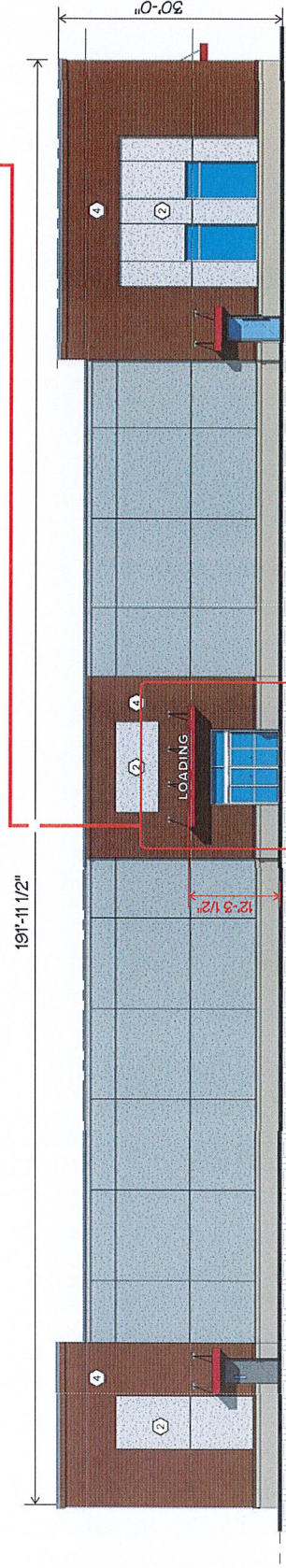
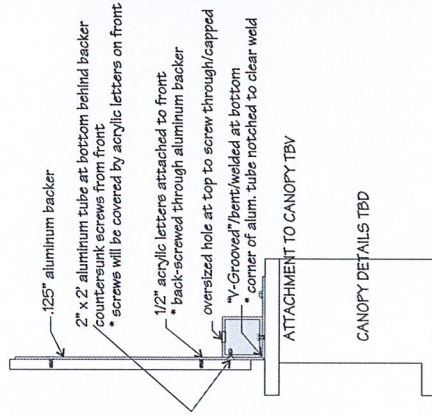
COLORS

WHITE

ALUMINUM BRACKET AND TUBING TO BE PAINTED TO MATCH WALL BEHIND LETTERS

SIGN CALCULATIONS

- > PROPOSED: 11.1 Sq. Ft.



EAST ELEVATION
SCALE: 1/80

NATIONAL SIGN CORPORATION
www.nationalsign.com

CONNECTICUT
780 Four Rod Rd.,
Berlin, CT 06037
Ph: (860) 829-9060

MASSACHUSETTS
21 Larsen Way
North Attleboro, Ma
Ph: (508) 809-4638

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CLIENT / PROJECT LOCATION:
STORE SPACE

ADDRESS:
841-861 Van Rensselaer St.
Syracuse, NY 13204
FILE LOCATION:
pfstore space/Syracuse, NY/drawings

DRAWING NO:
72750-02
DRAWING DATE:
08/18/2022

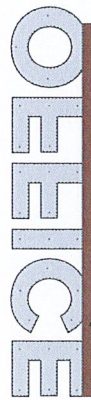
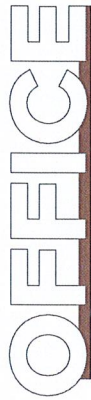
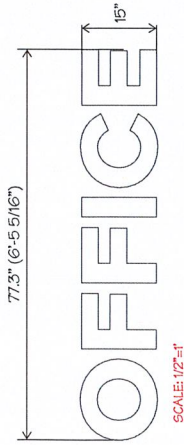
PROJECT MANAGER:
JOANN
DRAWN BY:
JJ

THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE NATIONAL ELECTRICAL
ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE
AND/OR OTHER APPLICABLE LOCAL CODES. THIS
DRAWING IS NOT A SUBSTITUTE FOR THE KNOWLEDGE
AND JUDGMENT OF THE SIGNER.



E164024

N03 - Acrylic letters (mounted to aluminum backer)



GENERAL NOTES

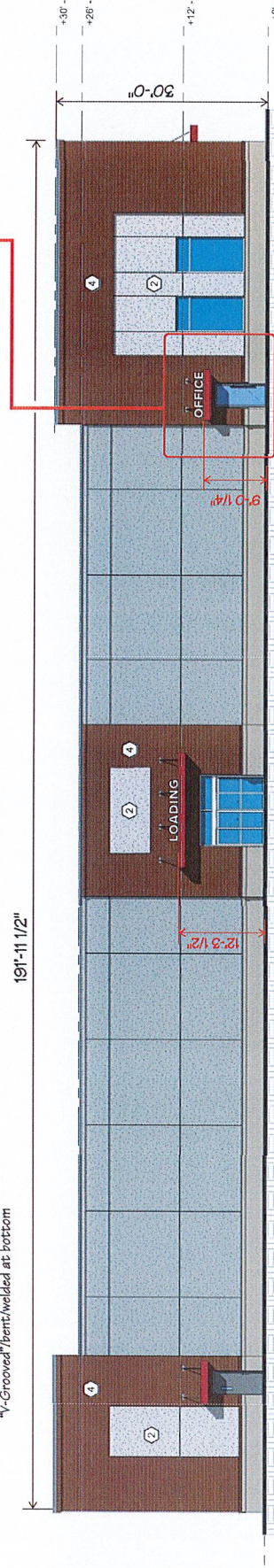
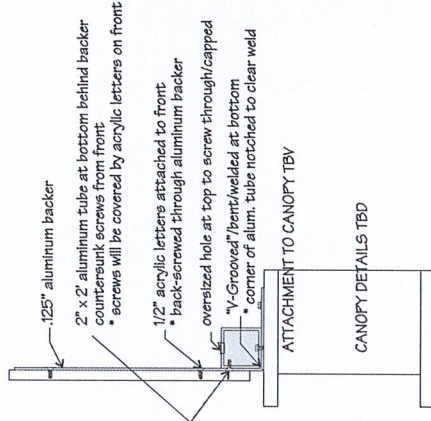
- > 1/2" ACRYLIC LETTERS
- > LETTERS MOUNTED TO ALUMINUM BACKER
- BACK SCREWED WITH COUNTERSUNK SCREWS
- > SIGNS INSTALLED ON TOP OF CANOPY
- > ALUMINUM BACKER/FRAME/TUBE PAINTED TO MATCH COLOR OF WALL BEHIND IT

COLORS

- WHITE
- ALUMINUM BRACKET AND TUBING TO BE PAINTED TO MATCH WALL BEHIND LETTERS

SIGN CALCULATIONS

- > PROPOSED: 8.3 Sq. Ft.



EAST ELEVATION
SCALE: 1/160

NATIONAL SIGN CORPORATION
www.nationalsign.com

CONNECTICUT
790 Four Rd Rd.
Berk CT 06037
Ph: (860) 823-9060

MASSACHUSETTS
21 Leavenworth Ave
North Attleboro
Ph: (508) 809-4638

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CLIENT / PROJECT LOCATION:
STORE SPACE

ADDRESS:
844-861 Van Ness Ave
Syracuse, NY 13204
FILE LOCATION:
pfilespace@syracuse, NY/drawings

DRAWING NO:
72750-02
DRAWING DATE:
08/18/2022

PROJECT MANAGER:
JOANN
DRAWN BY:
JJ

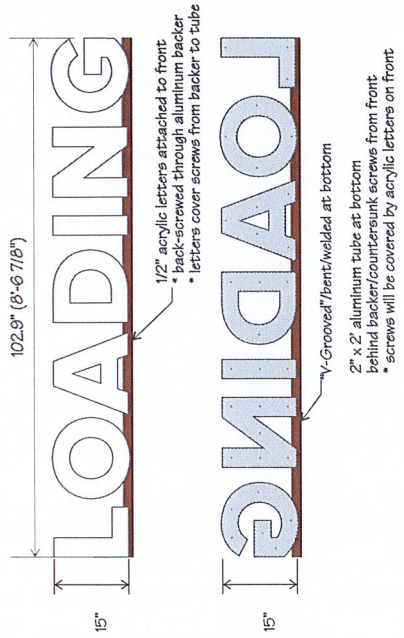
REVISIONS/NOTES:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 609 OF THE NATIONAL ELECTRIC CODE (NEC) AND THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B. IT INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

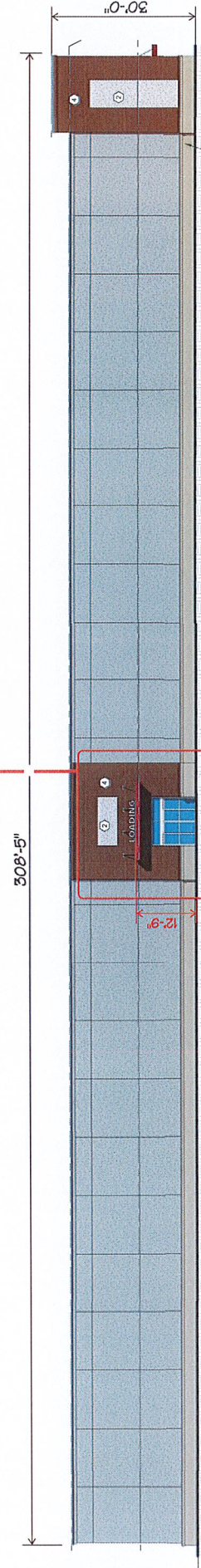
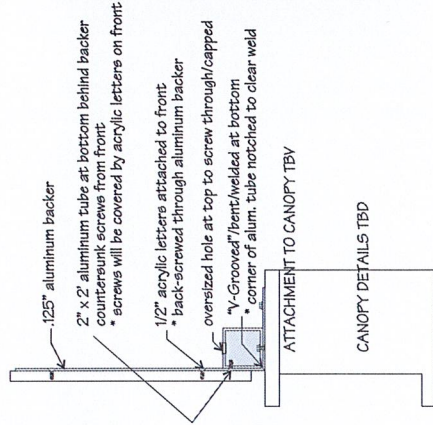


E164024

N04- Acrylic letters (mounted to aluminum backer)



- GENERAL NOTES**
- > 1/2" ACRYLIC LETTERS
 - > LETTERS MOUNTED TO ALUMINUM BACKER
 - * BACK SCREWED WITH COUNTERSUNK SCREWS
 - > SIGNS INSTALLED ON TOP OF CANOPY
 - > ALUMINUM BACKER/TUBE PAINTED TO MATCH COLOR OF WALL BEHIND IT
- COLORS**
- WHITE
 - ALUMINUM BRACKET AND TUBING TO BE PAINTED TO MATCH WALL BEHIND LETTERS
- SIGN CALCULATIONS**
- > PROPOSED: 11.1 Sq. Ft.



SOUTH ELEVATION
SCALE: 1:180

NATIONAL SIGN CORPORATION www.nationalsign.com	CONNECTICUT 780 Four Rod Rd., Berlin, CT 06037 Ph: (860) 829-9060	MASSACHUSETTS 21 Larsen Way North Attleboro, Ma Ph: (508) 809-4638	CLIENT / PROJECT LOCATION STORE SPACE 841-861 Van Rensselaer St. Syracuse, NY 13204 FILE LOCATION: p/store space/syracuse, NY/drawings	DRAWING NO: 72750-02 DRAWING DATE: 08/18/2022	PROJECT MANAGER: JOANN DRAWN BY: JJ	REVISIONS/NOTES: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 608 OF THE NATIONAL ELECTRIC CODE (NEC) AND THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B, INCLUDING THE REQUIREMENTS AND GUIDELINES OF THE SIGN.
	E164024					



Office of Zoning Administration

MAYOR, BEN WALSH • ZONING ADMINISTRATOR, JAKE DISHAW

To: Robert Consalvo, Storage Cap Syracuse, L.P.

From: Jake Dishaw, Zoning Administrator

Date: 10/18/23

Re: SP-23-03M1

Special Use Permit Modification

861 Van Rensselaer St.

Site Plan Changes

The Office of Zoning Administration received a request for Site Plan Changes to a Special Use Permit, SP-23-03, on property situated at 861 Van Rensselaer St.

Proposed Site Plan Changes to sheet CA110 (Site & Pavement Marking Plan) include: 1) an increase in building size from 58,086SF to 59,720SF; 2) reduction in the length of the curbing on the south corner of the project site; and 3) new area boundaries for proposed bio-retention area and stormwater management facility. The remaining Proposed Site Plan Changes to Sheet LA100 (Landscape and Lighting Plan) include: 1) replacing the original tree species with new deciduous tree species; and 2) increasing the quantity of trees from 13 to 23, planted more evenly throughout the site.

The property is situated in an MX-3, Mixed-Use Transition and the previous zone district was the T-5, Lakefront District. The property of interest is surrounded by industrial businesses and vacant land and thus will not have a significant impact on the neighborhood character.

NOW THEREFORE BE IT RESOLVED that this Office of Zoning Administration finds that the proposed Site Plan Changes to an Approved Special Use Permit are acceptable, that the changes do not significantly alter the resolution of the approved special permit (SP-23-03) and **APPROVES** the proposed Site Plan Changes to 861 Van Rensselaer.

BE IT FURTHER RESOLVED that said application be approved subject to compliance with the following conditions:

1. All construction, improvements and additions relating to this proposal, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the City Planning Commission;
2. Improvements to the subject property and its use shall be substantially in accordance with

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration
One Park Place, 300 S State St, Suite 700 Syracuse, N.Y. 13202
Office 315 448 8640 zoning@syr.gov www.syr.gov

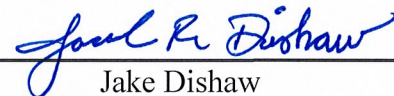
the submitted plans on file in the City of Syracuse Office of Zoning Administration entitled:

- Site & Pavement Marking Plan (Sheet CA110); Store Space-Syracuse, 861 Van Rensselaer Street; prepared by: Costich Engineering; dated: 11/23/2022; last revised: 10/18/23; scaled: 1 inch = 30 ft.;
- Landscape and Lighting Plan (Sheet LA100); Store Space-Syracuse, 861 Van Rensselaer Street; prepared by: Costich Engineering; dated: 11/23/2022; last revised: 6/31/23; scaled: 1 inch= 30 ft.;

BE IT FURTHER RESOLVED that approval of this Special Use Permit Modification only approves site changes cited above and does not relieve the applicant from compliance with Resolutions from Special Use Permit SP-23-03 or any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Division of Code Enforcement;

BE IT FURTHER RESOLVED that if the conditions enumerated above are not complied with, this approval shall be subject to revocation.

Prior to work commencing, the proper permits must first be obtained from the Permits Office in the Division of Code Enforcement located at One Park Place, 1st floor, at 300 South State Street, Syracuse, New York.



Jake Dishaw
Zoning Administrator

STORE SPACE - SYRACUSE
841-861 VAN RENNELAER STREET
SYRACUSE, NEW YORK 13204
T.A. #115-03-06
THE SITE IS APPROXIMATELY 4.84± ACRES PER TAX MAP OF WHICH 4.78± ACRES WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES

STORE SPACE
330 EAST CROWN POINT ROAD
WINTER GARDEN, FLORIDA 34787

THIS PROJECT WILL CONSIST OF THE CONSTRUCTION OF NEW 57,950 SQ.FT. SELF STORAGE BUILDING WITH ASSOCIATED UTILITIES, DRIVES, AND PARKING AREAS. THE ESTIMATED TIME FOR COMPLETION OF THE CONSTRUCTION PROJECT IS 180 DAYS. SOIL DISTURBING ACTIVITIES WILL INCLUDE:

- A. DEMOLITION OF EXISTING PAVEMENTS.
- B. PROVIDE INLET PROTECTION, PERIMETER SILT SOCKS, TEMPORARY STABILIZED CONSTRUCTION ENTRANCE AS REQUIRED. CONTRACTOR MAY USE EXISTING PAVEMENT SUBBASE.
- C. CONSTRUCTION OF PROPOSED BUILDING, PROVIDE CONCRETE WASHOUT AREA.
- D. INSTALLATION OF STORM SEWER LATERAL AND OTHER UTILITIES.
- E. CONSTRUCTION OF CURB, DRIVES, AND PARKING AREAS.
- F. FINAL GRADING AND LANDSCAPING.

EROSION AND SEDIMENT CONTROLS HAVE BEEN DEVELOPED AND FULLY ADDRESSED IN THIS WRITTEN PLAN AND THE EROSION AND SEDIMENT CONTROL PLAN AND DETAILS.

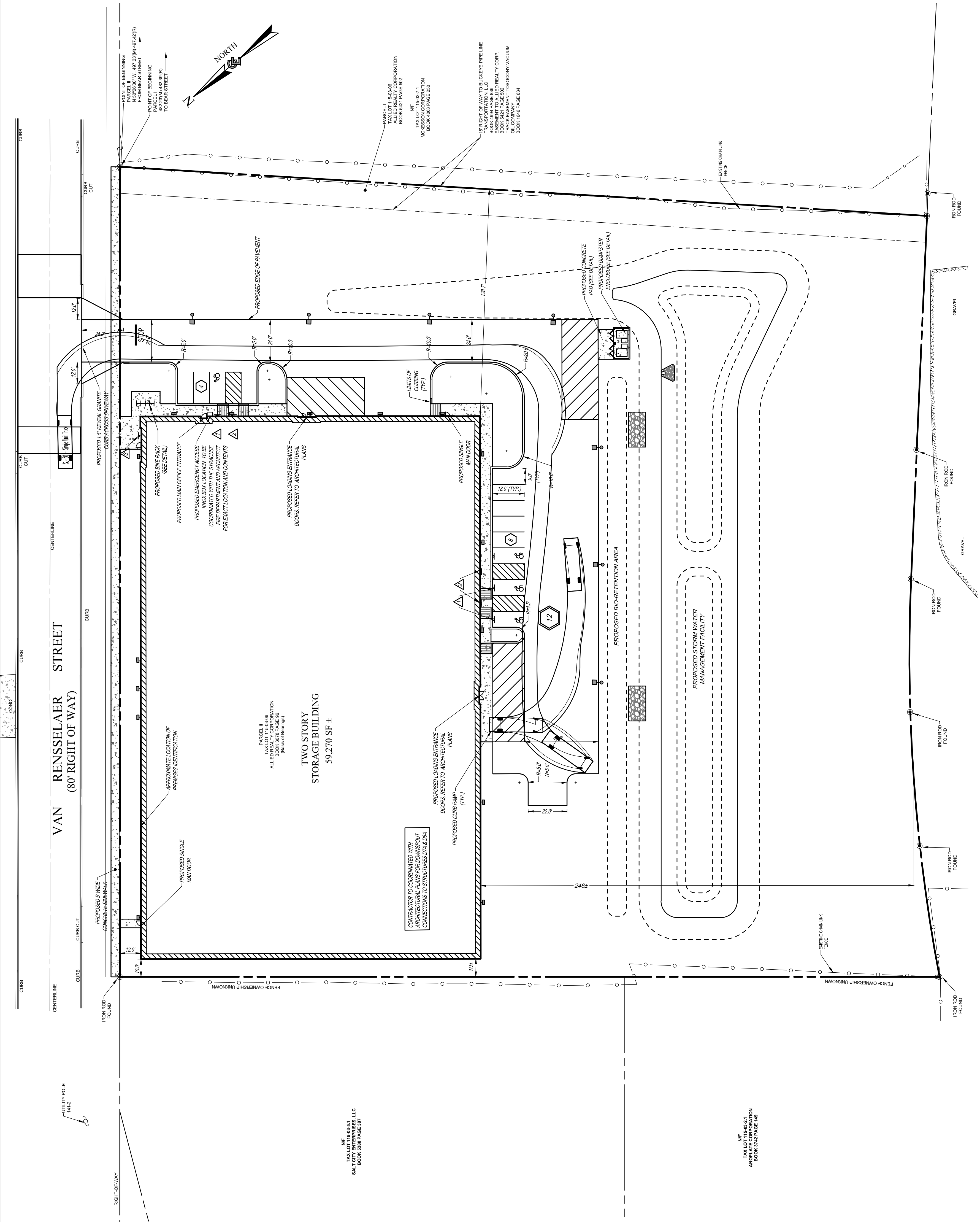
- THERE ARE NO FEDERAL OR STATE WETLANDS IN THE PROJECT AREA.
- PER THE FEMA FLOOD INSURANCE RATE MAP AS LISTED ON PROJECT SURVEYORS PLAN, THE SITE IS LOCATED IN ZONE X

1. TAX MAP #115-03-06 (4.84± ACRES)
2. ZONING: LAKEFRONT DISTRICT (T-5)
3. ZONING REQUIRED:

	REQUIRED (T-5)	PROVIDED
FRONT SETBACK	0'-12" FROM R.O.W.	12'
SIDE SETBACK	0'	10'
REAR SETBACK	246'	246'
REAR SETBACK OUT	70% MIN.	2 STORY
BUILDING HEIGHT	2 STORY MIN, 6 STORY MAX	2 STORY
MINIMUM LOT AREA	NO REQUIREMENT	4.84
MINIMUM LOT WIDTH	18'	459.33
MINIMUM LOT DEPTH	80'	458.08
MAXIMUM LOT COVERAGE	NO REQUIREMENT	41.9%

SIGN LEGEND						
SIGN NO.	TEXT	MUTCD NUMBER	DESCRIPTION	TYPE OR MOUNT	HEIGHT	QNT.
			17x18" BLUE AND GREEN ON WHITE NY R7-8 -MOD	"C"	60" MIN.	4
			17x18" RED ON WHITE R7-1	"C"	60" MIN.	3
			NFPA 170 AUTOMATIC SPRINKLER CONNECTION - SIAMSEE	ON BUILDING	60" MIN.	1
			NFPA 170 WHITE ARROW			

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREA OF CONSTRUCTION. ANY AND ALL CONTROL SURVEY AND R.O.W. MONUMENTS THAT ARE DISTURBED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PRESERVE THE INTEGRITY OF EXISTING UTILITIES TO REMAIN AND SHALL PROVIDE UTILITY SERVICES TO ALL UTILITIES OF THE UTILITIES COMPANY THAT ARE NOT DISTURBED. ANY UNEXPECTED UTILITIES OR EXCAVATIONS SHALL BE SUPPORTED AS ORDERED BY THE OWNER'S REPRESENTATIVE OR AS DIRECTED BY THE UTILITY COMPANY.
4. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA STANDARDS AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION.
5. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATION SERVICE OF THE UTILITY COMPANY TO OBTAIN THE UTILITY LOCATION RECORD. THE SIZE AND LOCATION OF ALL BURIED UTILITIES ARE THE RESPONSIBILITY OF THE UTILITY COMPANY. THE LOCATION OF UNDERGROUND UTILITIES NOT VISIBLE AT THE TIME THE FIELD SURVEYS WERE CONDUCTED, SHALL BE THE RESPONSIBILITY OF THE UTILITY COMPANY.



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Call 811
before you dig

EXISTING UTILITIES, LOCATION, SIZES AND DEPTHS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE EXACT CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR LOCATED UTILITIES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE AROUND UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

CONTRACT C 2023		COSTA HILL BUILDING P.C.	
3	10-10-2023	REVISED PER CITY COMMENTS	ERG
2	8-30-2023	REVISED PER UPDATED BUILDING FOOTPRINT AND CITY COMMENTS	ERG
1	3-8-2023	REVISED PER UPDATED LAYOUT	WTA
0	2-28-2023	REVISED PER CITY COMMENTS	ERG

IT IS A VIOLATION OF LAW FOR ANY
 REVISION OF ANY SUBMITTAL IN THE
 DIRECTION OF A LICENSED PROFESSIONAL
 OR LANDSCAPE ARCHITECT TO ALTER ANY
 ITEM ON THIS DOCUMENT IN ANY WAY
 UNLESS IT IS APPROVED BY THE
 ALTERED BY FOLLOWED BY HIS/HER
 SIGNATURE AND THE DATE OF THE DOCUMENT.

Professional Engineer Seal for Michael O'Rourke, State of New York, License No. 096148. The seal is circular with the text "STATE OF NEW YORK" and "PROFESSIONAL ENGINEER" around the perimeter. The center features a coat of arms with a plow and a sheaf of wheat. The name "MICHAEL O'Rourke" and the license number "096148" are inscribed within the seal.

PROJECT MANAGER
E.R.G.

DRAWN BY
D.J.L.

BOUNDARY
BY OTHER

TOPOGRAFE
BY OTHER

DATE
11/23/2022

SCALE
1" = 30'



- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

217 LANE AVENUE
ROOM 100
FORT LAUDERDALE, FL 33308
(954) 458-2020

TITLE OF PROJECT	STORE SPACE - SYRACUSE		
TITLE OF DRAWING	861 VAN RENSSELAER STREET		
LOCATION OF PROJECT	CITY OF SYRACUSE COUNTY OF ONONDAGA, STATE OF NEW YORK		
CLIENT	STORE SPACE 330 EAST 3RD ROAD WINTER GARDEN, FLORIDA 32827	DWG #	8136
			CAL10



OFFICE OF ZONING ADMINISTRATION

Ben Walsh, Mayor

TO: Storage Cap Syracuse, L.P.
330 E. Crown Point Rd.
Winter Garden, FL 34787

CC: Jay Ingrassia, Senior Director of Development and Construction

DATE: 02/13/24

RE: SP-23-03M1 861 Van Rensselaer Street
Special Use Permit
Time Extension

Dear Storage Cap Syracuse, L.P.;

Please be advised that on February 13, 2024, the Zoning Administrator of the Syracuse Office of Zoning Administration granted the request for a time extension for the above-noted Special Use Permit and approves the extension request for all zoning approvals and grants (1) one full calendar year beyond the current expiration date of 02/21/2024.

Your time extension has been granted until February 21, 2025.

If you have any questions regarding this matter, please contact the undersigned at (315) 448-8635.

Sincerely,

Jake Dishaw
Zoning Administrator