

## **Wolf Street Restaurant Project**

This project was heard at the 12/18/2024 City Planning Commission (CPC) meeting. The CPC held the project to advise the applicant to consider the recommendations provided by the Crime Prevention Through Environmental Design Specialist.

Commr. Kulick has closed the public comment.

The Planning Commission has not deliberated on the SEQR review for this project.

Following the CPC meeting, the applicant consulted with the Director of the Office of Zoning Administration regarding the CPTED recommendations for security improvements on the property.

The applicant didn't participate in the CPC public hearing on 1/21/2025, no action for the project has been taken.

The Planning Commission will deliberate and vote on SEQR as well as recommended approval or denial to the Common Council.

**SP-24-30** – Special Use Permit



**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

<b><i>SP-24-30</i></b>	<b><i>Staff Report – February 10th, 2025</i></b>
<b><i>Application Type:</i></b>	Special Use Permit
<b><i>Project Address:</i></b>	623-25 Wolf Street (Tax Map ID: 003.-01-12.0)
<b><i>Summary of Proposed Action:</i></b>	<p>The property owner is requesting permission to establish a business enterprise that is subsumed and governed by the "Restaurant &gt; 1,000 SF" land use type on the subject property.</p> <p>The prior business enterprise was for a restaurant and bar (Tommy's Bar and Grill) which was permitted under the repealed Zoning Rules and Regulations as the restaurant land use. The existing business proprietor gave up their liquor license and now wants to establish a new business enterprise for a restaurant (Tommy's Diner). The adoption of "ReZone: the City of Syracuse Zoning Ordinance and Official Map", promulgated new Zone Districts and within each Zone District, created new allowed land use types. The subject property is within the Neighborhood Center (MX-2) Zone District and "Restaurant &gt; 1,000 SF" is permitted by Special Use Permit. Therefore, the property owner is required by law to apply for a Special Use Permit for the proposed business, in order to establish their business enterprise and to receive their Certificate of Use business license.</p> <p>The proposed hours of operation are Monday through Friday from 5am to 7pm.</p>
<b><i>Owner/Applicant</i></b>	George Nies of East Coast Housing LLC. (Owner/Applicant)
<b><i>Existing Zone District:</i></b>	Neighborhood Center, MX-2 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, west, south and east are in the MX-2 Zone District.
<b><i>Companion Application(s)</i></b>	No companion application
<b><i>Scope of Work:</i></b>	There is no scope of work being proposed except for minor changes to the floor plan.
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ol style="list-style-type: none"> <li>1. There are two buildings on the lot which are attached but according to the floor plan have no entryway. The proposed business will be located on the first floor of the larger building located at the intersection of Wolf St. and Second North St. There is one dwelling unit on the second floor. The two-story frame building connected to the primary structure is a one-unit dwelling with three bedrooms.</li> <li>2. The Certificate of Use for "Tommy's Bar and Grill" expired in 2022 and was specifically for a bar. The applicant has applied for a new Certificate of Use for a restaurant "Tommy's Diner", which is temporarily approved and conditioned on the decision on this Special Use Permit.</li> <li>3. Parking is available on the west side of the property, with a total of 20 off-street parking spaces. The striping of the parking spaces is different than the 2003 site plan for the parking lot. A portion of the parking spaces are located on a separate parcel at 705 Second North Street. However, no zoning or land use approvals have been issued to allow a parking lot at this location. As a result, the property owner</li> </ol>

will need to either apply for a resubdivision or try to get land use approval to have a parking lot at 705 Second North Street. This is a separate issue than the Special Use Permit request.

4. The property is located along the Wolf Street corridor and the proposed business conforms to the MX-2 Zone District because it provides a service near an activity center and does not adversely impact the nearby residential neighborhood.
5. The proposed business is for a Diner and previously was a bar, thus reducing the likelihood of potential incidents because the hours of operation end at 7pm rather than closing at 10pm Sunday through Thursday and midnight Friday and Saturday.
6. This property has a history of complaints and incidents regarding late night noise and confrontations. A certified Crime Prevention Through Environmental Design Specialist conducted a survey to recommend conditions for the property owner to reduce crime and/or vandalism. The recommendations are as follows:

- Access Control: Indicate where vehicles should enter and exit, currently there is no raised-curb so vehicles can back up into the right of way. One way to mitigate that is to install planters or bollards between entry and exit points. Install signage to indicate where the restaurant entrance is.

**Applicant's response:** The applicant submitted a proposed striping plan that shows arrows painted on the pavement (See Figure 3).

- Territorial Reinforcement: Fencing along the parking lot to separate the adjacent lots and to prevent individuals from accessing the lot by ways other than the entry point.

**Applicant's response:** Applicant is requesting that this recommendation be omitted because he wants to share the expense of installing the fence with the adjacent property owner.

- Lighting: 4000 Kelvin lighting should be utilized in the parking lot. Fixtures should distribute the light downward and in a manner that is even and consistent through the entire lot. Currently, the property uses up lighting and causes glare and light pollution to the southern neighbor. The area around the building, especially where patrons will be moving from the lot to the entrance and back, should be lit using recessed lighting, when possible, and wall mounted lights. This will help guide movement while deterring individuals from loitering around the establishment. Use lighting to draw patrons to the entry way. Lighting should also be used to illuminate the stairs and ramp.

**Applicant's response:** The applicant stated that he met with the electrician on 12/26/24 to finalize the lighting improvement plan, which includes installing additional lighting in dark areas around the premises. He also clarified that the under-awning lights at the front entrance on Wolf Street, as noted in the CPTED survey, are fully functional but have not been used due to the commercial space being closed for the past three months.

- Surveillance: Gate and light the alleyway. Remove the refrigerator from the property and move the dumpster enclosure to the back corner of the lot. Remove pictures from the front windows to allow clear lines of sight and the establishment should remain lite after hours to be observed from outside the building. Have an up-to-date camera surveillance system

**Applicant's response:** The applicant has provided a photo showing the removal of the refrigerator from the premises.(See Figure 4) The

	<p>restaurant operator has committed to requesting the garbage company to move the dumpster to the back corner of the lot, as recommended by CPTED. To address transparency, the applicant demonstrated that the current site conditions meet CPTED's recommendations for the following reasons: i) Two of the three front windows have special decals allowing clear visibility from inside while slightly obscuring the view from outside. Boothe seating near these windows provides an excellent view of external activity, enabling customers and employees to monitor the area effectively (See Figures 5 and 6).; and ii) the third, center window is clear glass with an "Open" sign, offering visibility in both directions (See Figure7). Additionally, the applicant clarified that the existing camera system includes three external cameras, and the restaurant operator will replace the main recording unit with an updated version. Lastly the applicant has installed an "Open" sign next to side and front entrances for directing the customers. The back entrance will be for the kitchen staff only.</p> <p><b><u>Recommended conditions:</u></b></p> <ul style="list-style-type: none"> <li>• The applicant shall comply with the general conditions for approval on Site Plan Review application. (See the attached sheet "General Conditions for Site Plan Review, Special Use Permit and Project Plan Review Approval).</li> <li>• In addition to the General Conditions, Staff recommends of the following specific conditions: <ol style="list-style-type: none"> <li>1. The applicant shall abide by the hours of operation of Monday through Sunday 5am to 7pm.</li> <li>2. Any exterior lighting on the subject property shall be maintained so as to prevent any direct glare of light beyond the boundaries of the subject property.</li> <li>3. The restaurant shall always have a valid Certificate of Use.</li> <li>4. 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.</li> <li>5. Customers or business operators shall not park in the Right-of-Way along 2nd North Street.</li> <li>6. The applicant shall comply with the City of Syracuse Noise Control Ordinance during the restaurant's operation hours.</li> <li>7. Pursuant to ReZone, Art. 5, Sec. 5.4, the property owner shall obtain all necessary building permits within one year after the date of approval.</li> <li>8. Pursuant to ReZone, Art. 5, Sec. 5.4, the property owner shall meet all conditions within 18 months, or the approval shall become null and void.</li> </ol> </li> </ul>
<b><i>Zoning Procedural History:</i></b>	<ul style="list-style-type: none"> <li>- 06/12/2020  SP-03-29M1   Modification of previously approved Special Use Permit for modifying the floor plan of restaurant   Approved</li> <li>- 10/14/2003  SP-03-29  Special Use Permit for establishment of a restaurant on the property   Approved</li> </ul>
<b><i>Summary of Zoning History:</i></b>	<p>In 2003, the zoning department approved a special use permit to allow an existing restaurant/bar to continue operation. In 2020, the special use permit obtained an approved modification to adjust the previously approved floor plans of the restaurant. The square footage of the restaurant is restricted to the primary structure on site which includes a ground floor commercial space and one second floor dwelling unit.</p>
<b><i>Code Enforcement</i></b>	<p>See attached code enforcement history</p>



<b>History:</b>	
<b>Summary of Changes:</b>	The applicant committed to improve the site pursuant the CPTED's recommendations ( See specific changes in Staff Analysis)
<b>Property Characteristics:</b>	<p><b>Existing property characteristics:</b>  The subject property at 623-25 Wolf St. is a regularly shaped parcel with a total lot size of 6,534 SF (0.15 acres). The property is improved by two structures on the property, which are connected. The primary structure is 1,495 SF in size with a restaurant on the ground floor and one dwelling unit on the second floor. The connected structure is 998 SF (.02 acres) and is a single unit dwelling. The rest of the property is impermeable surface.</p> <p>The property has two primary street frontages along Wolf St. and Second North St. The northern property line and street frontage along Second North St. is 99 FT; the eastern property line and street frontage along Wolf St. is 66 FT; the southern rear property line borders 99 FT along the property line of 621 Wolf St; and the eastern side property line borders 66 FT along the property line of 705 Second North St.</p> <p>The lot size will remain 6,534 SF (0.15 acres). The total area of the restaurant is 1,495 SF including 1,022 SF of customer area.</p>
<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.
<b>Onondaga County Planning Board Referral:</b>	Pursuant to GML §239-l, m and n, the proposal was referred to the Onondaga County Planning Board with no position.

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

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Property Survey: Location Survey on Part of Lot B-Block 17-Salina & Being known as 623-25 Wolf Street, City of Syracuse, County of Onondaga and State of New York; Dated 07/06/1971, Scale: As Noted.
- Floor Plan- Existing Restaurant for 625 Wolf Street. (Sheet A-01) Scale: As Noted; Dated: 10/31/2024
- Site Plan; Dated 09/2023, Scale: As Noted

**Attachments:**

Special Use Permit Application  
Short Environmental Assessment Form Part 2 & Part 3  
Code Enforcement History

IPS Comments from City Departments  
CPTED Report

**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

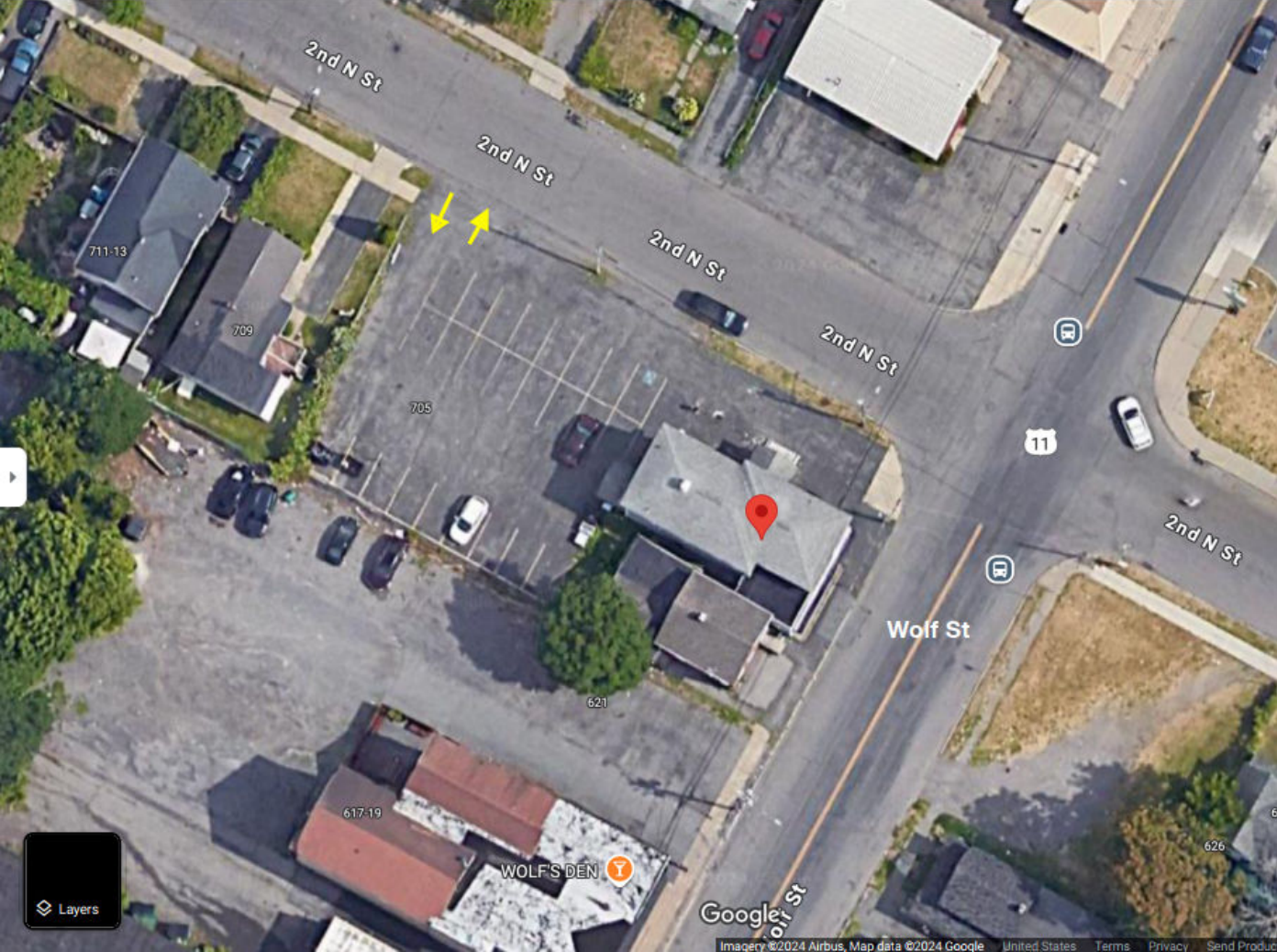


Description: Figure 2 shows satellite imagery of the subject property.

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



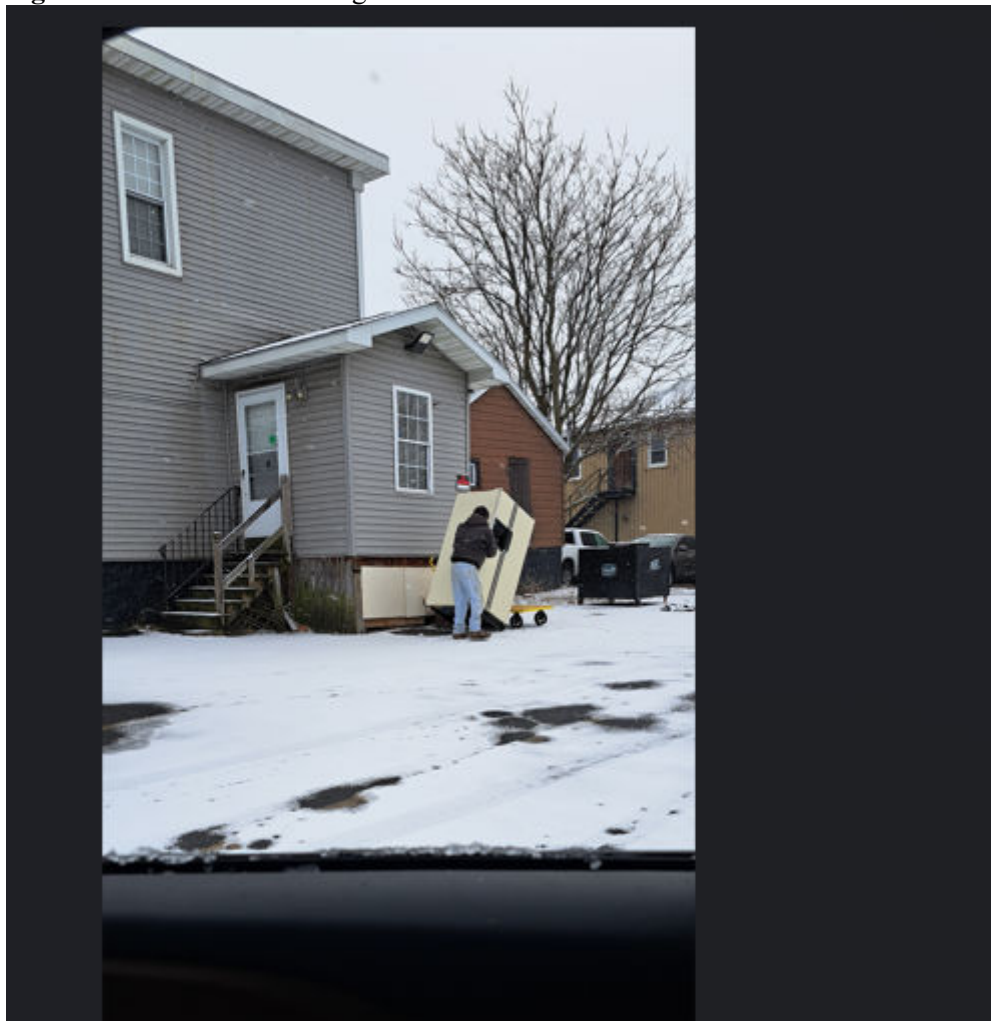
Figure 3: Entrance Dirction of Subject Property



Description: Figure 2 shows the propose entrance and exit for the parking lot on 2<sup>nd</sup> N St.

Image Source: Geg Nies, East Coast Housing

**Figure 4:** Removal of a Refrigerator



Description: Figure 4 shows the Removal of the Refrigerator that mentioned in CPTED Report  
Image Source: Geg Nies, East Coast Housing

Figure 5 and 6: Interior View from the Proposed Restaurant



Figure 5

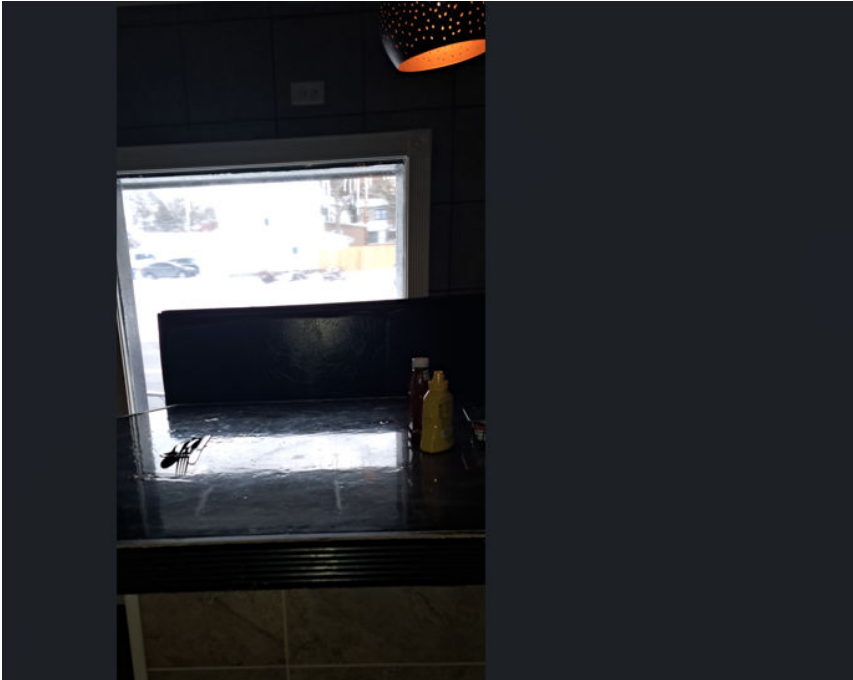


Figure 6

**SP-24-30**

Description: Figure 5 & 6 shows the interior view of the left and right of the front window

Image Source: Geg Nies, East Coast Housing

**Figure 7: Interior View from the Center Window**



Description: Figure 7 shows the interior review from the center window with an “ Open” Sign.

Image Source: Geg Nies, East Coast Housing



## Special Use Permit Application



### For Office Use Only

Zoning District: \_\_\_\_\_  
Application Number: SP- \_\_\_\_\_ - \_\_\_\_\_  
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

### Special Use Permit Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **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: Tommy's Diner		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 623 - 625 Wolf St. Syracuse, NY 13208		
Lot numbers: Tax# 0198008300	Block number:	Lot size (sq. ft.) 66x99
Current use of property: Commercial Rental Space / Rental Apartments		Proposed: Same As Current
Current number of dwelling units (if applicable): 3		Proposed: N-A
Current hours of operation (if applicable): No Change		Proposed: N-A
Current onsite parking (if applicable): 20		Proposed: No Change
Zoning (base and any overlay) of property: No Change from prior permit		
Companion zoning applications (if applicable, list any related zoning applications): Comercial space is changing from a restuarnt that served alcohol to not serving alcohol.		
Has the owner obtained a certificate of use: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary): Size: <sup>No changes from prior permit issued</sup> Type: Location: Size: Type: Location:		
Nature and extent of Special Use requested (attach additional pages if necessary):  The location has always been a resturant that served alochol and now is choosing to just sell food and no alcohol. Nothing has changed.		

## Special Use 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

### Owner/Owner's Agent Certification

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

**Print owner's name:** Gregory Nies - East Coast Housing, LLC

Signature: *Gregory R. Nies*

Date: 11/20/24

Mailing address: 104 George St. North Syracuse, NY 13212

**Print authorized agent's name:**

Date:

Signature:

Mailing address:

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 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

☒ **APPLICATION FEE** – \$0

*Please submit three full sized and one no larger than 11x17" of 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 including:

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

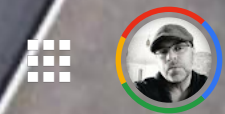
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Tommy's Diner			
Project Location (describe, and attach a location map): 625 Wolf St Syracuse, NY 13208			
Brief Description of Proposed Action: The location at 625 Wolf St Syracuse NY 13208 has been a restaurant for close to 30+ years. Serving mainly food and secondary alcohol at the location. Currently the location seeks to become a diner and not serve alcohol. Nothing has changed at the location.			
Name of Applicant or Sponsor: Gregory R. Nies		Telephone: 315.569.4865	
		E-Mail: eastcoasthousingbiz@gmail.com	
Address: 104 George St			
City/PO: North Syracuse		State: NY	Zip Code: 13212
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 government 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? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		Under _____ acres Under _____ acres Under _____ 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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;">           a. Will storm water discharges flow to adjacent properties?             b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?         </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Gregory R Nies</u> Date: <u>11/20/2024</u></p> <p>Signature: <u>Gregory R. Nies</u> Title: <u>Owner</u></p>		





2nd N St

2nd N St

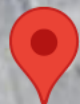
2nd N St

2nd N St

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2nd N St

Wolf St



711-13

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705

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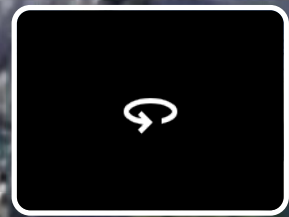
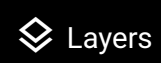
WOLF'S DEN



619

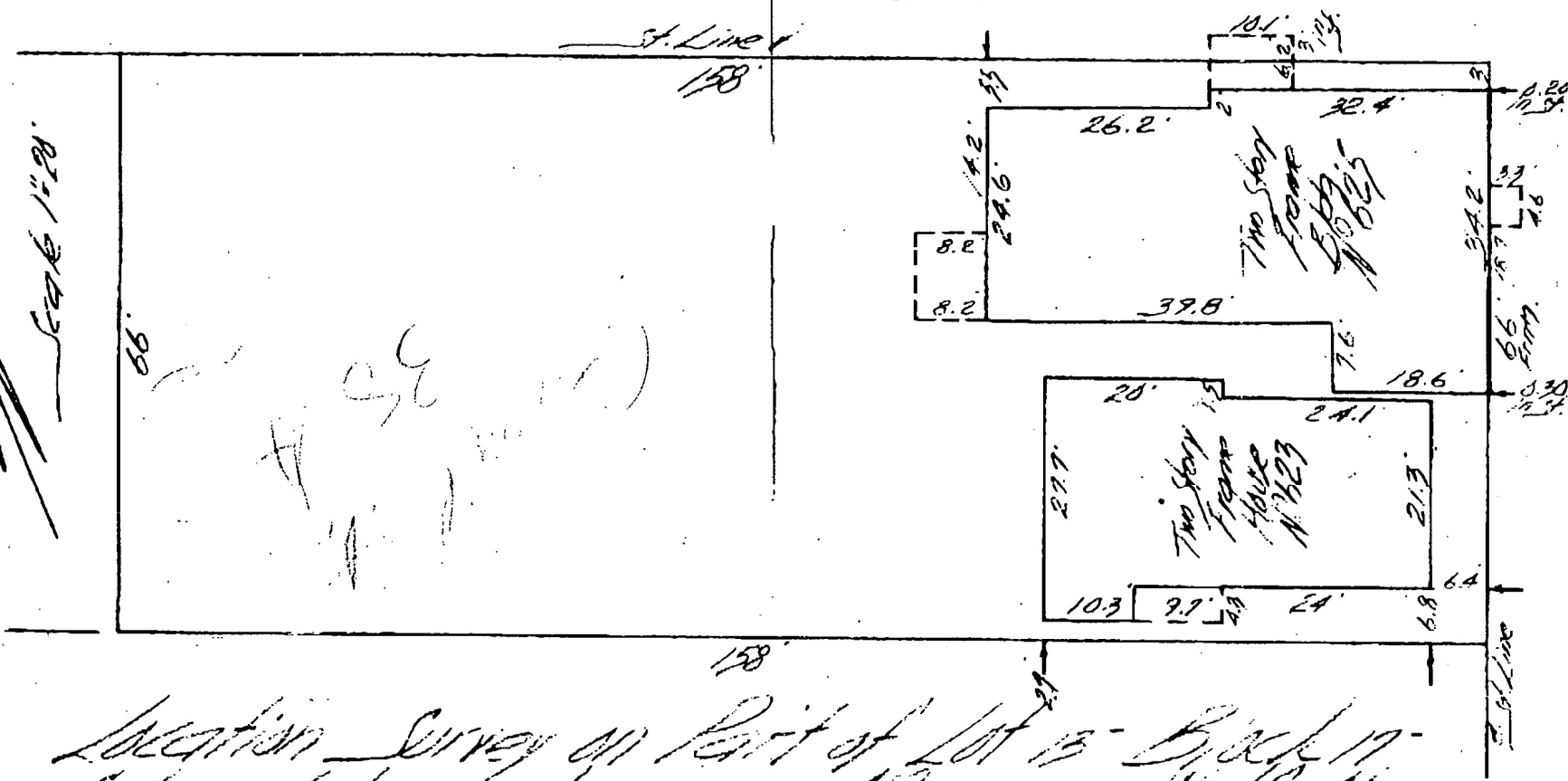
626

Google Wolf St





Second North Street



Location Survey on Part of Lot 15 - Block 17 -  
Situated & being known as N 623-625 Wolf St  
City of Syracuse, County of Onondaga, N.Y. July 6, 1977.

I hereby certify that this map was made  
from an actual survey & same is correct.  
Richard L. Wighton  
Licensed Land Surveyor

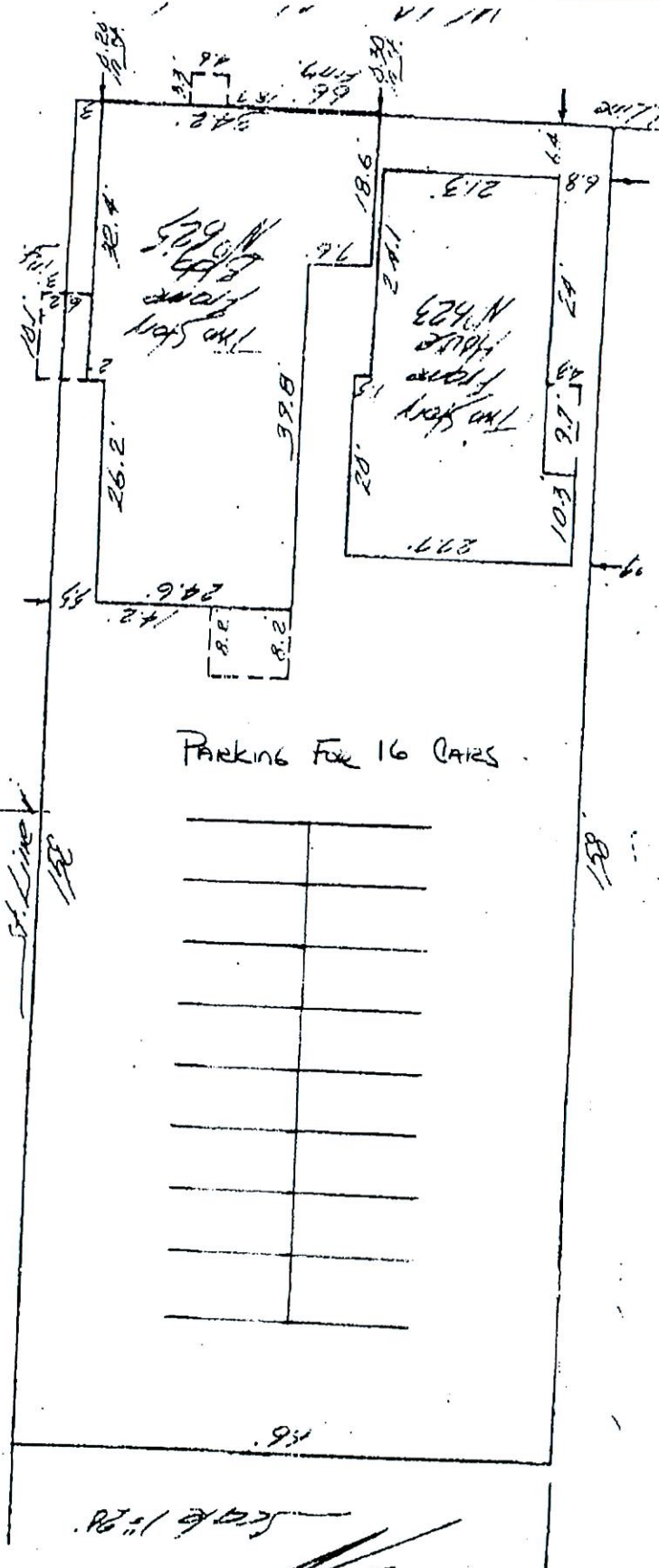
Survey

A

Mc Nally  
Wentworth



1" = 20'  
September 2003



Customer Name:

RESIDENTIAL / NEW CONSTRUCTION  
FOR  
625 WOLF STREET

## REVISION

[illegible]

Drawing Title :

EXISTING  
FLOOR PLAN  
( RESTAURANT  
/ BAR )

Project Number : 00-00
------------------------

Date : 10.31.2024

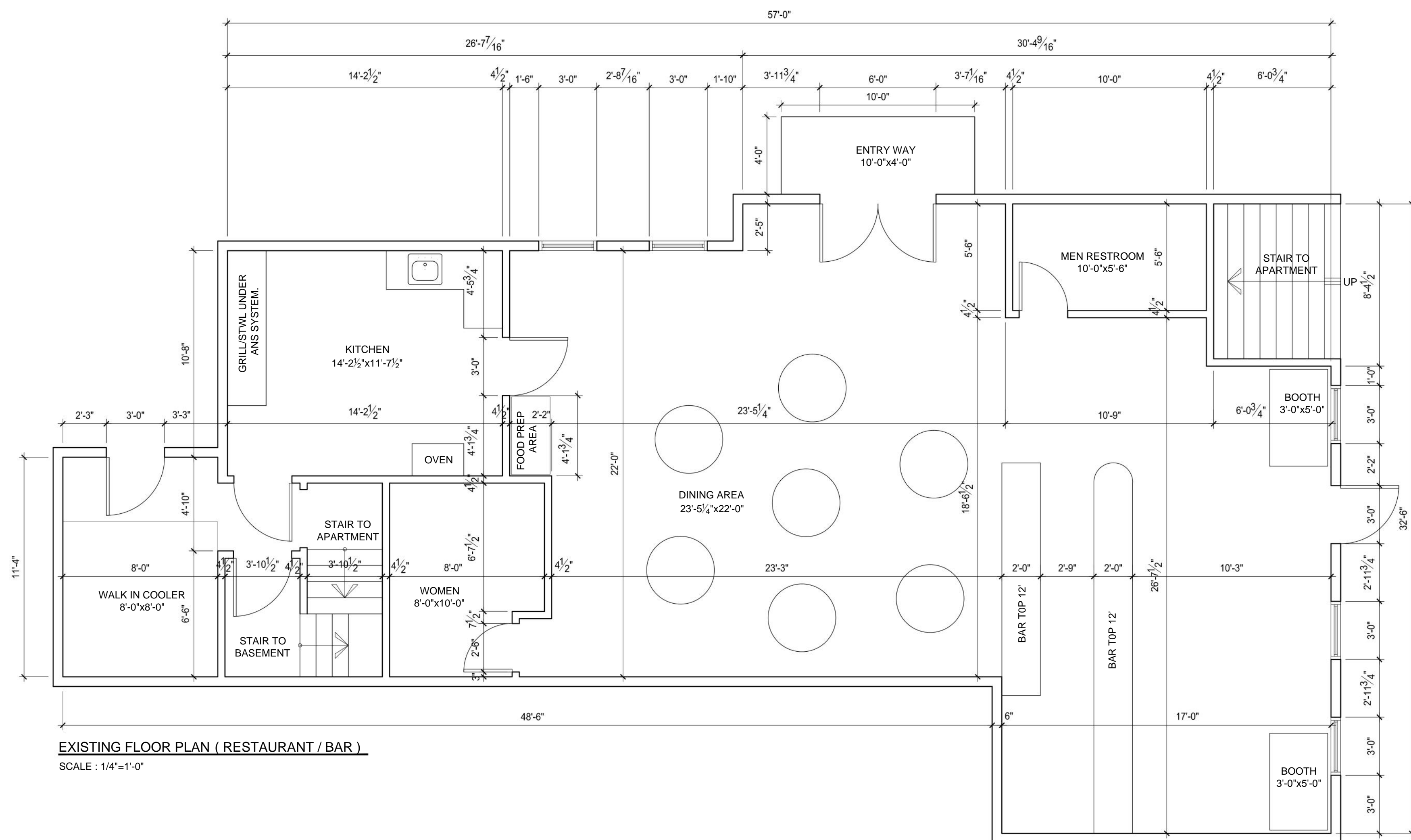
Drawn by :

Checked by :
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Sheet Size : 18"x24"

A-01

Scale :	As indicated
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EXISTING FLOOR PLAN ( RESTAURANT / BAR )

SCALE : 1/4"=1'-0"

## Crime Prevention Through Environmental Design (CPTED) Survey

Date Received: 12/06/2024

Date Returned: 12/11/2024

Date Completed: 12/10/2024

Report Number:

File Number:

Address/Location: 623-625 Wolf St

CPTED Specialist:

Contact Person(s): Lt. JM Giarrusso

Telephone/Cell 315-949-1239

Office: 315-442-5200

Person Requesting Audit and Why: City of Syracuse – Special Use Permit Review

History of Area: *The establishment is located on the City of Syracuse's Northside and is surrounded by residential and commercial locations. This area has been subject to crimes such as gun violence, burglary, drug sale, drug use, larcenies and quality of life issues. Most recently the building was used as a bar called Tommy's and was a source of several neighborhood complaints.*

### CPTED - Site Audit

Crime Prevention Through Environmental Design (CPTED) is a proactive crime fighting technique in which the proper design and effective use of the built environment can lead to a reduction in the fear of and incidents of crime and an improvement in quality of life. It is very important to realize CPTED principals reduce the opportunity for crime; however, crime prevention / social programs should be implemented to tackle the underlying cause of crime. These steps work in conjunction to create a safe environment to work live or play.

## Access Control

Properly located entrances, exits, fencing, landscaping and lighting can direct both foot and motor vehicle traffic in ways that discourage crime.



Parking is on the North side of the building off of Second North Street. The lot does not currently have clearly defined entry and exit points.

*Recommendation: Clearly indicate where ownership would like vehicles to enter and exit so that there is a consistent traffic flow within the parking lot. The area between the entry and exit points can be defined by the use of bollards or planters.*

-There are no signs on the building indicating if the diner can be entered from the rear of the building as well as the front.

*Recommendation: Signage to inform patrons that the entrance is in the front of the building.*

## Territorial Reinforcement



Currently, the parking lot of the establishment and the lot of the building located next to it are separated by concrete wheel stops.

*Recommendation: Fencing along the parking lot to clearly separate the lots and show ownership of the area. This will also help to prevent individuals from accessing the lot by ways other than the entry point. Depending on the hours of operation, this could be important to help prevent burglars from approaching in a secretive manner from the rear of the building.*

## Lighting



Currently, there are two lights affixed to the rear of the building which are being used to illuminate the parking lot. This has led to areas concealed in shadows or darkness.

*Recommendation: 4000 Kelvin lighting should be utilized in the parking lot. Fixtures should distribute the light downward and in a manner that is even and consistent through the entire lot. This will prevent individuals from entering the lot for nefarious activity such as larcenies from vehicles. It will also help to prevent people from parking their vehicles from in the lot at night when the establishment is not open.*

-Signage on the building is being illuminated by up lighting.

*-Recommendation: Up lighting like this can cause light pollution and unnecessary glare. Down lighting would help to prevent this if lighting the sign with additional light is deemed a necessity.*

-Little to no lighting around building. There are several areas which are dark and could be used for concealment. Lighting also offers a way to guide foot traffic.

*-The area around the building, especially where patrons will be moving from the lot to the entrance and back, should be lit using recessed lighting, when possible, and wall mounted lights. This will help guide movement while deterring individuals from loitering around the establishment.*

- The front entry way is unlit and dark.

*-Recommendation: Use lighting to draw patrons to the entry way. Lighting should also be used to illuminate the stairs and ramp.*

## Surveillance

The three types of surveillance are: **1. Natural 2. Organized 3. Mechanical**

Generally, criminals do not want to be seen. Placing physical features, activities and people in ways that minimize the ability to see what is going on discourages crime. Landscaping and lighting are two methods used to provide natural surveillance.



-There is an old refrigerator in the lot and the dumpster is close to the rear of the building. A small unlit alley is also created between the diner and the attached residence.

*Recommendation: The refrigerator should be removed and the dumpster should be relocated to the back corner of the lot, ideally against the fence which is recommended in the above section. By doing this, the objects individuals can conceal themselves behind are removed or put in a position which does not allow this and sightlines are opened. The alleyway should be gated off and lit.*

-The front windows are currently covered with large pictures.

*Recommendation: Windows should remain clear of any advertisements or decorative pictures/lighting. This will allow for natural surveillance to occur because patrons will be able to see out and people passing by will be able to see in. The inside should remain lit after closing so that the inside of the establishment can be observed from outside. This will deter individuals from breaking into the establishment. Booths should be positioned in front windows so that patrons can view what is occurring outside therefore increasing natural surveillance.*

-There are signs on the building stating that the location is under surveillance. At least one camera is visible on the building.

*Recommendation: Ensure that camera systems are up to date, operational and accessible to employees. The presence of cameras alone can deter crime. Quality footage can be instrumental in solving any crimes that do occur on the premises or surrounding area.*



# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Troy Waffner  
Director

**TO:** Members, Syracuse City Planning Commission

**FROM:** Troy Waffner, Director *TW*  
Onondaga County Department of Planning (OCDOP)

**DATE:** 11/26/2024

**RE:** Administrative Review – Tommy’s Diner Special Permit

**RECOMMENDATION:** No Position

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:  
<http://www.ongov.net/planning/ocpbpreferableactions.html>.

**CASE NUMBER:** Z-24-352

**REFERRING BOARD:** Syracuse City Planning Commission

**DATE RECEIVED:** 11/22/24

**TYPE OF ACTION:** Special Permit

**APPLICANT:** Gregory Nies

**LOCATION:** 623-25 Wolf Street

**WITHIN 500’ OF:** CNY Regional Market (NYS-owned)

**TAX ID(s):** 003.-01-12.0

Please contact OCDOP staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

### Project Summary:

The applicant is proposing a change to their existing restaurant located on the north side of the City of Syracuse. The site has frontage on Wolf and Second North Street and contains multiple joined building facing Wolf Street. Per the application the site contains the restaurant, three dwelling units, and 20 parking space at the rear. The applicant proposing to change the restaurant from serving alcohol to not serving alcohol. Per the application, no other changes to the site are proposed. A parcel under the same ownership containing an asphalt parking list is adjacent to the rear of the site and appears to have unrestricted access to Second North Street. Per aerial imagery, the site is covered by buildings and asphalt with little to no green space.

### Advisory Note:

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

**Recommendation:** No Position

Project: SP-24-30

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: SP-24-30

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.	
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	<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 - 12/12/2024

Tax Map #: 003.-01-12.0

Owners: East Coast Housing LLC, West Coast Housing LLC

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
623-25 Wolf St & Second North St	10/14/03	Project	SP - Restaurant	Approved	SP-03-29   RESTAURANT CERTIFICATION
623-25 Wolf St & Second North St	05/29/14	Completed Complaint	Bulk Household Items	Completed	2014-13302   Please remove loveseat. Thank you very much.
623-25 Wolf St & Second North St	07/23/14	Inspection	Fire Prevention - Licensing	Pass	
623-25 Wolf St & Second North St	11/19/14	Inspection	Fire Prevention - Licensing	Pass	
623-25 Wolf St & Second North St	11/24/14	Inspection	Codes - Licensing	No Progress	
623-25 Wolf St & Second North St	11/26/14	Violation	SPCC - C of U - Sec 27-164 (A)	Closed	
623-25 Wolf St & Second North St	11/26/14	Violation	SPCC - C of U - Sec. 27-164 (B)	Closed	
623-25 Wolf St & Second North St	12/12/14	Inspection	Codes - Licensing	In Progress	
623-25 Wolf St & Second North St	12/12/14	Inspection	Codes Electric - Licensing	Pass	
623-25 Wolf St & Second North St	12/12/14	Violation	2010 IFC - Section 904.11.6.4 - Extinguishing system service	Closed	
623-25 Wolf St & Second North St	01/05/15	Inspection	Codes - Licensing	Pass	
623-25 Wolf St & Second North St	12/23/15	Permit Application	Electric	Issued	22360   Disconnect/Reconnect (Transfer)  Contact: Brian Austin 428-9888
623-25 Wolf St & Second North St	12/24/15	Inspection	Inspector Notification	In Progress	
623-25 Wolf St & Second North St	01/18/16	Inspection	Progress Inspection	Pass	
623-25 Wolf St & Second North St	01/21/16	Completed Permit	Electric	Completed - No	22360   Disconnect/Reconnect (Transfer)  Contact: Brian Austin 428-9888   Completed #22360
623-25 Wolf St & Second North St	10/25/16	Periodic Inspection	Smoke Certification	SC - Issued	
623-25 Wolf St & Second North St	11/14/16	Periodic Inspection	C of C	CC - Valid/Cert	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
623-25 Wolf St & Second North St	12/27/16	Completed Complaint	Fire Alarm	Completed	2015-16818   Smoke detector lit in dinning room. Chief Sargent request follow up. see attached.
623-25 Wolf St & Second North St	03/27/17	Inspection	Fire Prevention - Licensing	Pass	
623-25 Wolf St & Second North St	03/27/17	Inspection	Codes - Licensing	Pass	
623-25 Wolf St & Second North St	03/27/17	Inspection	Codes Electric - Licensing	Pass	
623-25 Wolf St & Second North St	07/16/18	Completed Complaint	Tire Pickup (4/yr)	Completed	2017-30051   tires set out to curb. thanks a lot
623-25 Wolf St & Second North St	01/14/19	Complaint	Cert of Use - Restaurant	x Business Closed	CU2014-0150   Second North Deli & Bar
623-25 Wolf St & Second North St	01/07/20	Inspection	OCHD Lead Inspection	Fail	
623-25 Wolf St & Second North St	02/12/20	Inspection	Progress Inspection	N/A	
623-25 Wolf St & Second North St	02/26/20	Completed Complaint	Illegal Trash Set Out	Completed	2020-00469   CODE VIOLATION
623-25 Wolf St & Second North St	03/10/20	Inspection	Progress Inspection	N/A	
623-25 Wolf St & Second North St	06/08/20	Permit Application	Com. Reno/Rem/Chg Occ	Issued	41608   New customer counter and wall
623-25 Wolf St & Second North St	06/09/20	Inspection	Inspector Notification	In Progress	
623-25 Wolf St & Second North St	06/12/20	Project	SP - Restaurant	Approved	SP-03-29 M1   Floor Plan Modification
623-25 Wolf St & Second North St	06/30/20	Permit Application	Com. Reno/Rem/Chg Occ	Issued	41915   Privacy room, non-load-bearing walls
623-25 Wolf St & Second North St	07/07/20	Inspection	Inspector Notification	In Progress	
623-25 Wolf St & Second North St	07/08/20	Permit Application	Electric	Issued	41890   Electric
623-25 Wolf St & Second North St	07/09/20	Inspection	Inspector Notification	In Progress	
623-25 Wolf St & Second North St	07/16/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	07/16/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	07/17/20	Inspection	Inspector Notification	In Progress	
623-25 Wolf St & Second North St	07/31/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	07/31/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	08/21/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	08/31/20	Inspection	Initial Inspection	In Progress	
623-25 Wolf St & Second North St	09/14/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	09/23/20	Inspection	Progress Inspection	In Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
623-25 Wolf St & Second North St	09/23/20	Inspection	Progress Inspection	N/A	
623-25 Wolf St & Second North St	09/29/20	Inspection	Rough-In Wiring Before Enclosing	Pass	
623-25 Wolf St & Second North St	10/01/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	10/07/20	Inspection	Final Inspection	Pass	
623-25 Wolf St & Second North St	10/07/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	10/07/20	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	41608   New customer counter and wall   Certificate of Completion #41608
623-25 Wolf St & Second North St	10/27/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	10/28/20	Inspection	Progress Inspection	N/A	
623-25 Wolf St & Second North St	11/03/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	11/09/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	11/17/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	11/17/20	Inspection	Complaint Inspection	Fail	
623-25 Wolf St & Second North St	11/18/20	Completed Complaint	Smoke Alarm Certification	Completed	2020-22465
623-25 Wolf St & Second North St	11/18/20	Violation	2020 PMCNYS - Section 307.1 - General	Closed	
623-25 Wolf St & Second North St	11/18/20	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
623-25 Wolf St & Second North St	11/18/20	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
623-25 Wolf St & Second North St	11/18/20	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Closed	
623-25 Wolf St & Second North St	11/18/20	Violation	2020 PMCNYS - Section 305.6 - Interior Doors	Closed	
623-25 Wolf St & Second North St	11/18/20	Violation	2020 PMCNYS - Section 604.3 - Electrical system hazards	Closed	
623-25 Wolf St & Second North St	11/18/20	Violation	2020 PMCNYS - Section 304.15 - Doors	Closed	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
623-25 Wolf St & Second North St	11/18/20	Violation	2020 PMCNYS - Section 305.6 - Interior Doors	Closed	
623-25 Wolf St & Second North St	12/01/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	12/03/20	Inspection	Complaint Re-Inspection	No Progress	
623-25 Wolf St & Second North St	12/07/20	Inspection	Complaint Re-Inspection	No Progress	
623-25 Wolf St & Second North St	12/09/20	Inspection	Progress Inspection	N/A	
623-25 Wolf St & Second North St	12/15/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	12/17/20	Completed Complaint	Property Maintenance-Int	Completed	2020-22912   623 Wolf St - Ceiling above stairs caving in, stairs in disrepair, bathroom no door, kitchen cabinet missing door, drafty windows.
623-25 Wolf St & Second North St	12/17/20	Inspection	Complaint Re-Inspection	Pass	
623-25 Wolf St & Second North St	12/23/20	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	01/15/21	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	01/20/21	Inspection	Final Inspection	Pass	
623-25 Wolf St & Second North St	01/20/21	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	01/21/21	Completed Permit	Electric	Certificate Issued	41890   Electric   Certificate of Completion #41890
623-25 Wolf St & Second North St	01/22/21	Inspection	Progress Inspection	N/A	
623-25 Wolf St & Second North St	02/18/21	Inspection	Progress Inspection	N/A	
623-25 Wolf St & Second North St	02/26/21	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	03/10/21	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	03/24/21	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	04/05/21	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	04/20/21	Inspection	Final Inspection	Pass	
623-25 Wolf St & Second North St	04/21/21	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	41915   Privacy room, non-load-bearing walls   Certificate of Completion #41915
623-25 Wolf St & Second North St	04/26/21	Inspection	Progress Inspection	N/A	
623-25 Wolf St & Second North St	05/21/21	Inspection	Progress Inspection	N/A	
623-25 Wolf St & Second North St	06/25/21	Inspection	Progress Inspection	No Progress	
623-25 Wolf St & Second North St	07/07/21	Complaint	Certificate of Compliance	x Issued	2021-18926   Certificate of Compliance, 1 apt & 1 comm (restaurant)
623-25 Wolf St & Second North St	07/07/21	Violation	SPCC SEC. 27-15	Open	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
623-25 Wolf St & Second North St	08/11/21	Inspection	Progress Inspection	No Progress	
623-25 Wolf St & Second North St	10/05/21	Inspection	Progress Inspection	No Progress	
623-25 Wolf St & Second North St	10/18/21	Inspection	Progress Inspection	No Progress	
623-25 Wolf St & Second North St	11/10/21	Inspection	Complaint Inspection	No Progress	
623-25 Wolf St & Second North St	11/15/21	Inspection	Progress Inspection	No Progress	
623-25 Wolf St & Second North St	12/30/21	Inspection	Progress Inspection	No Progress	
623-25 Wolf St & Second North St	01/20/22	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
623-25 Wolf St & Second North St	01/20/22	Inspection	Complaint Inspection	No Progress	2021-24724
623-25 Wolf St & Second North St	01/25/22	Inspection	Progress Inspection	No Progress	
623-25 Wolf St & Second North St	02/08/22	Completed Complaint	Smoke Alarm Certification	Completed	
623-25 Wolf St & Second North St	02/25/22	Inspection	Progress Inspection	No Progress	46017   Kitchen renovation
623-25 Wolf St & Second North St	03/15/22	Inspection	Complaint Re-Inspection	In Progress	
623-25 Wolf St & Second North St	03/21/22	Inspection	Progress Inspection	No Progress	
623-25 Wolf St & Second North St	03/31/22	Permit Application	Misc.(deck, fence,ramp)	Issued	
623-25 Wolf St & Second North St	04/01/22	Inspection	Inspector Notification	In Progress	
623-25 Wolf St & Second North St	04/01/22	Inspection	Plan Review Notification	In Progress	
623-25 Wolf St & Second North St	04/12/22	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	04/12/22	Inspection	Complaint Re-Inspection	In Progress	
623-25 Wolf St & Second North St	04/18/22	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	05/06/22	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	05/09/22	Inspection	Fire Prevention - Licensing	In Progress	
623-25 Wolf St & Second North St	05/09/22	Inspection	Codes - Licensing	In Progress	
623-25 Wolf St & Second North St	05/09/22	Inspection	Codes Electric - Licensing	Pass	
623-25 Wolf St & Second North St	05/09/22	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	05/10/22	Inspection	Fire Prevention - Licensing	In Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
623-25 Wolf St & Second North St	05/11/22	Inspection	Fire Prevention - Licensing	Pass	
623-25 Wolf St & Second North St	05/12/22	Complaint	Cert of Use - Bar	x Expired	CU2022-0018   Tommy's Bar & Grill
623-25 Wolf St & Second North St	05/12/22	Inspection	Complaint Re-Inspection	In Progress	
623-25 Wolf St & Second North St	05/12/22	Inspection	Codes - Licensing	Pass	
623-25 Wolf St & Second North St	06/01/22	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	06/10/22	Inspection	Complaint Re-Inspection	In Progress	
623-25 Wolf St & Second North St	06/16/22	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	06/29/22	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	07/20/22	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	07/21/22	Inspection	Complaint Re-Inspection	In Progress	
623-25 Wolf St & Second North St	07/26/22	Inspection	Progress Inspection	Pass	
623-25 Wolf St & Second North St	07/27/22	Completed Permit	Misc.(deck, fence,ramp)	Certificate Issued	46017   Kitchen renovation   Certificate of Completion #46017
623-25 Wolf St & Second North St	08/02/22	Inspection	Progress Inspection	In Progress	
623-25 Wolf St & Second North St	08/11/22	Inspection	Complaint Re-Inspection	In Progress	
623-25 Wolf St & Second North St	09/13/22	Inspection	Complaint Re-Inspection	In Progress	
623-25 Wolf St & Second North St	10/13/22	Inspection	Complaint Re-Inspection	Pass	
623-25 Wolf St & Second North St	10/20/22	Completed Complaint	Lead Violations	Closed - Risk	L00820   Lead Paint Inspection/Health
623-25 Wolf St & Second North St	04/28/23	Completed Complaint	Smoke Alarm Certification	Completed	2023-01969
623-25 Wolf St & Second North St	04/30/24	Complaint	Cert of Use - Restaurant	Certificate: Needs	CU2024-0106   Tommy's Diner
623-25 Wolf St & Second North St	05/22/24	Completed Complaint	Smoke Alarm Certification	Completed	2024-03119
623-25 Wolf St & Second North St	07/17/24	Inspection	Fire Prevention - Licensing	In Progress	
623-25 Wolf St & Second North St	07/17/24	Inspection	Codes - Licensing	In Progress	
623-25 Wolf St & Second North St	07/23/24	Inspection	Complaint Re-Inspection	In Progress	
623-25 Wolf St & Second North St	07/31/24	Inspection	Complaint Inspection	Pass	
623-25 Wolf St & Second North St	08/02/24	Inspection	Complaint Re-Inspection	Pass	
623-25 Wolf St & Second North St	08/08/24	Inspection	Complaint Re-Inspection	Pass	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
623-25 Wolf St & Second North St	08/14/24	Inspection	Complaint Inspection	Fail	
623-25 Wolf St & Second North St	08/14/24	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
623-25 Wolf St & Second North St	08/22/24	Completed Complaint	Trash/Debris-Private, Occ	Completed	2024-06334   trash
623-25 Wolf St & Second North St	08/22/24	Inspection	Complaint Re-Inspection	Pass	
623-25 Wolf St & Second North St	08/26/24	Inspection	Complaint Inspection	Fail	
623-25 Wolf St & Second North St	08/26/24	Violation	SGOC Section 5-1 Licenses required for amusement businesses and other activities.	Closed	
623-25 Wolf St & Second North St	09/10/24	Completed Complaint	Fire Alarm	Completed	2024-07032   Covering smoke detectors
623-25 Wolf St & Second North St	09/10/24	Violation	2020 FCNYS- - 907.1 - General	Closed	
623-25 Wolf St & Second North St	09/10/24	Violation	Section 901.8 - Removal of or tampering with equipment	Closed	
623-25 Wolf St & Second North St	09/10/24	Inspection	Complaint Inspection	N/A	
623-25 Wolf St & Second North St	10/08/24	Completed Complaint	Fire Safety	Closed - Risk	2024-06604   No Entertainment license
623-25 Wolf St & Second North St	11/22/24	Project	SP - Restaurant	In Review	SP-24-30   Establish a restaurant > 1,000 SF
623-25 Wolf St & Second North St	11/25/24	Inspection	Fire Prevention - Licensing	Pass	
623-25 Wolf St & Second North St	11/25/24	Inspection	Codes - Licensing	Pass	



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: East Coast Housing LLC / West Coast Housing LLC

From: Haohui Pan, Zoning Planner

Date: 12/13/2024 4:03:02 PM

Re: SP - Restaurant SP-24-30  
623-25 Wolf St & Second North St, Syracuse, 13208

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@syrgov.net](mailto:Zoning@syrgov.net) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Pending	11/22/2024		
Planning - Owen Kerney	Pending	11/22/2024		
Planning Commission	Pending	11/22/2024		
Common Council	Pending	11/22/2024		
Fire Prevention Bureau	Conditionally Approved	12/13/2024	Matthew Craner	All work must comply with applicable sections of the NYS Uniform Code.