



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

<i>SP-25-01</i>	<i>Staff Report – February 10, 2025</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	2000 East Fayette Street (Tax Map ID: 037.-03-01.0)
<i>Summary of Proposed Action:</i>	<p>The property owner is requesting permission to open a business enterprise (called “Uptown Convenience Store”) that is subsumed and governed by the “Food and Beverage, Retail” land use type. The adoption of “ReZone: the City of Syracuse Zoning Ordinance and Official Map”, promulgated new Zone Districts and within each Zone District, new allowed land use types. The subject property is within the Neighborhood Center (MX-2) Zone District and “Food and Beverage, Retail” 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 land use type will be operated as a convenience store selling packaged food, beverages, tobacco, and beer.</p> <p>The proposed business will operate Monday through Sunday from 8:00 AM to 9:00 PM. The property features a one-story primary structure on a 12,538 SF (0.287 acre) lot, containing three tenant spaces. The proposed business will occupy only the center tenant space and make minor site improvements. The business will have a total gross floor area of 2,406 SF, including 1,358 SF designated for customer use.</p>
<i>Owner/Applicant</i>	Rosdi Magi (Owner) Ammar Alziadi (Applicant)
<i>Existing Zone District:</i>	Neighborhood Center (MX-2) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the west and east are in the MX-2 Zone District, and to the south, the properties are in the Low-Density Residential, (R2) Zone District, and to the north, the properties are in High-Density Residential, (R5) Zone District.
<i>Companion Application(s)</i>	Minor Site Plan Review (MiSPR-25-06) to effectuate the land use change from “Restaurant” use type to “Food and Beverage, Retail” with interior development of less than 10,000 SF, pursuant to ReZone, Art. 5, Sec. 5.4A
<i>Scope of Work:</i>	The scope of work includes: 1) Installation of three major shelves and one cooler within the customer area; 2) Placement of a dumpster in the rear yard behind the building; 3) construction of a storage room with one bathroom, and two coolers; 4) repairing the fencing and cleaning up vegetation along Westmorland Ave; 5) Installation of bike racks within the side setback fronting Westmoreland Ave; and 6) Installation of eight (8) concrete-filled bollards in front of the building along E. Fayette St.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The proposed business enterprise began operations in February 2024 without obtaining the required Special Use Permit or a valid Certificate of Use. As a result, the Code Enforcement Department cited the business for code violations. The business has since been ordered to close by the Code Enforcement Department and will remain closed pending approval of Special Use Permit SP-25-01. - The current tenant will remain as the operator of the business enterprise. - The applicant is not proposing additional on-site parking, as the permitted three on-street parking spaces in front of the subject building are sufficient to meet the minimum parking requirements.

- According to the City of Syracuse Licensing Coordinator, the proposed project location is ineligible for a Local Tobacco Retail license due to proximity restrictions. The 2023 Tobacco Retail License Ordinance and the 2024 Amendment require tobacco retailers to be at least 750 feet from any school, city park, or existing licensed retailer. The subject parcel falls within this buffer zone, as it is located within 750 feet of Westmoreland Park.
- The subject parcel has a lot width of 99.36 feet and a total lot area of 12,538 SF (0.287 acres), exceeding the minimum required lot width of 50 feet. There is no minimum lot size requirement for the proposed use type pursuant ReZone, Art. 2, Sec. 2.8B.
- The principal structure covers 5,813 SF, accounting for 46.3% of the lot area, while impermeable surfaces occupy 5,233 SF, or 41.7% of the lot. The total lot coverage is 88%, which remains within the allowable maximum of 90% for the proposed use type in the MX-2 Zone District, making it conforming.
- The proposed installation of eight concrete-filled bollards will serve as a barrier to prevent customers and business operators from parking vehicles on the public sidewalk, ensuring pedestrian safety and compliance with public right-of-way regulations.
- The subject building contains three commercial tenant spaces. While the center tenant space is being proposed for the “Beverage & Food, Retail” use type, the rest of the tenant spaces (left & right) will remain vacant at this time.
- The existing structure complies with the setback minimums outlined in ReZone Article 2.8. However, the existing structure is a one-story building, making it a legal nonconforming structure as it does not meet the MX-2 Zone District’s minimum two-story requirement. What this means is that the building cannot be expanded unless the subsequent addition would be two stories; if the building was damaged more than 50% of its value or gross floor area then it could not be built on the same footprint.
- This proposal is subject to NYS Liquor Authority’s 200- and 500-foot rules; this location passes the 200- and 500-foot rules. The 200-foot rule applies to places of worship and schools and the 500-foot rule states that no more than three establishments with a currently ongoing liquor license can be within 500 feet of each other. There were two inactive Off Premises Beer Licenses subject to 2000 E Fayette St, which are considered expired and not applicable to be used for the proposed business. (See Figure 3& NYS Liquor Sales Proximity Report)

Recommended conditions:

- 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).
- In addition to the General Conditions, Staff recommends of the following specific conditions:
 1. The applicant shall always possess a valid Certificate of Use issued by the City of Syracuse.
 2. The applicant shall possess a valid New York State liquor license that reflects the correct business name from the appropriate authorities for any sales of alcohol.
 3. Encroaching asphalt in the ROW is to be removed and replaced with a concrete sidewalk.

	<ol style="list-style-type: none"> 4. The subject location is prohibited sell Tobacco products due to non-eligibility to obtain a Local Tobacco Retail license. 5. Bike parking racks on the side setback shall be maintained. 6. The applicant shall not remove the concrete-filled bollards to allow customers or business operators to park on the Public Right of Way at the front of the building. 7. The business owner shall abide by the hours of operation that the Common Council decides upon 8. No cooked or hot food shall be made or sold; any pertinent changes need approval from the Office of Zoning Administration. 9. 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. 10. 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. 11. No neon signage and decorative lighting shall be permitted to be on the windows or building façade.
Zoning Procedural History:	- 4/7/2005 SP-05-13 Special Use Permit for approving a restaurant with cooking facilities, and pre-packaging food selling.
Summary of Zoning History:	The property at 2000 E Fayette St. consists of three distinct commercial tenant spaces. In 2005, the Common Council approved a Special Use Permit for a restaurant (called Pond ST. Market) in the center tenant space allowing operations from 9:00 AM to 11:00 PM, seven days a week. The approved floor plan includes a cooking facility, a bathroom, a utility room, and storage areas. No other zoning approvals have been recorded for the adjacent left and right tenant spaces, which have remained vacant for years.
Code Enforcement History:	See attached code enforcement history
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing property characteristics:</u></p> <p>The subject property at 2000 E Fayette St. is an irregularly shaped parcel with a total lot size of 12,538 SF (0.287 acres). The property is improved by a one-story brick commercial building footprint totaling 5,813 SF (0.133 acres) covering 46.3% of the lot, and an impermeable surface occupies 5,233 SF (0.119 acres) covering 41.7% of the lot. The remaining square footage of the lot consists of a permeable surface.</p> <p>The property has two street frontages, with 99.36 FT of primary frontage along E Fayette Street and 123 SF of frontage along Westmoreland Ave .; the western property line borders 121.76 FT along the property line of 2012 E Fayette St; the southern rear property line borders 99 FT along the property line of 315 Westmoreland Ave.</p>
SEQR Determination:	Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board to review.

SP-25-01

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 Lots 1-3, Block # 10 of the Fairview Tract. Known as No.2000 East Fayette Street, City of Syracuse, County of Onondaga and State of New York”; Stamped and Signed by Licensed Land Surveyor: R.J. Lighton Jr.; Dated: 7/6/2005; Scale: 1’’=20’.
- Floor Plan- Special Use Permit for Uptown Convenience Store 2002 East Fayette Street (Sheet A-101); Syracuse, NY. Drawn by State of New York registered Architect: David Geoge Dunsmore; Scale: As Noted; Date: 1/9/2025
- Site Plans- Special Use Permit for Uptown Convenience Store 2002 East Fayette Street (Sheet C-101); Syracuse, NY. Drawn by State of New York registered Architect: David Geoge Dunsmore; Scale: As Noted; Date: 1/9/2025

Attachments:

Special Use Permit Application

Short Environmental Assessment Form Part 2 & Part 3

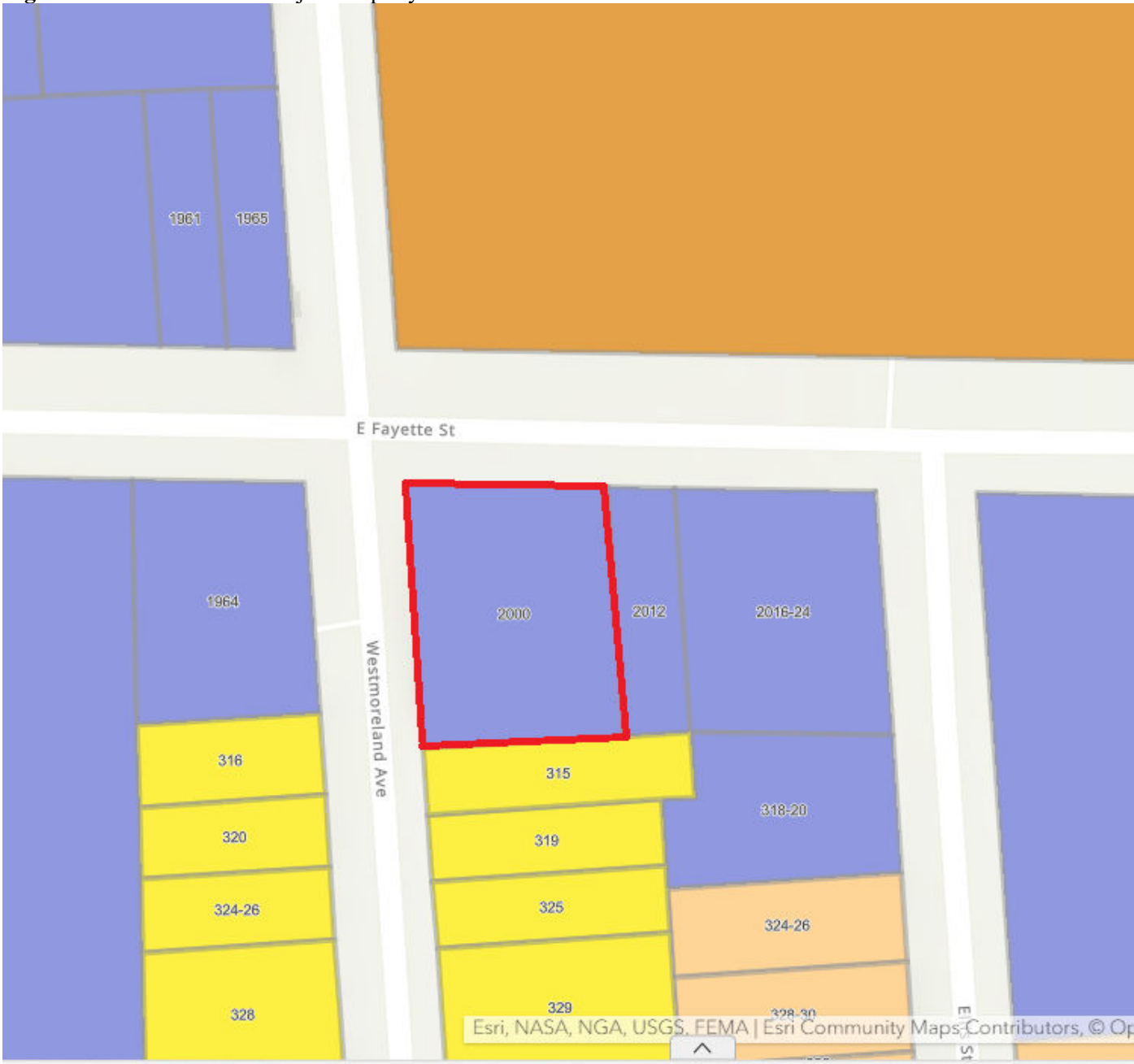
Liquor Sales Proximity Report

Code Enforcement History

IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



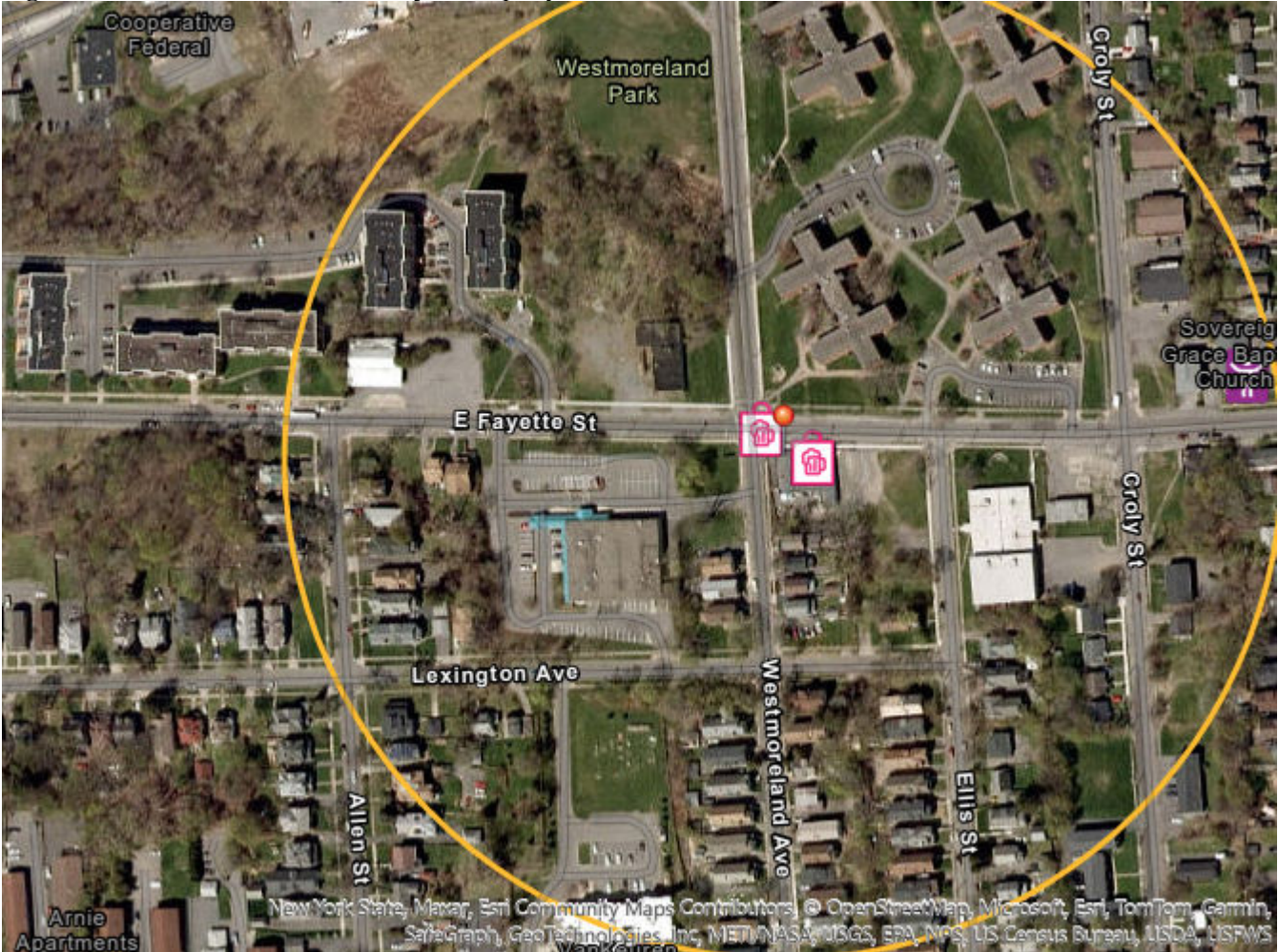
Description: Figure 1 shows the current Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

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: 750 Feet Buffer of the Subject Property



Description: Figure 3 shows two inactive Liquor Licenses of the subject property.
Image Source: NYS Liquor Authority Mapping Project (LAMP), <https://lamp.sla.ny.gov>

NYS Liquor Sales Proximity Report

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	2000 E Fayette St, Syracuse, New York, 13224
Geocode	Latitude: 43.04809 longitude: -76.11457
Report Generated On	1/27/2025

8 Closest Liquor Stores		
Name	Address	Distance
SHANMERU LIQUORS INC License ID: 0100-22-216584 Legacy Serial No.: 2608199	111 HARVARD PLACE WESTCOTT ST & CAMBRIDGE ST SYRACUSE, New York 13210	2,586 ft
200 LODI LLC License ID: 0100-22-215839 Legacy Serial No.: 2201013	200 LODI ST SYRACUSE, New York 13203	5,063 ft
825 CORPORATION License ID: 0100-23-225147 Legacy Serial No.: 2218445	825 E GENESEE ST SYRACUSE, New York 13210	1.20 mi
PIRAINOS COUNTRY LIQUOR INC License ID: 0100-21-214785 Legacy Serial No.: 2505123	218 TECUMSEH RD T O DEWITT SYRACUSE, NY 13224	1.46 mi
SYRACUSE LIQUOR INC License ID: 0100-23-226145 Legacy Serial No.: 2232054	3030B ERIE BLV E SYRACUSE, New York 13224	1.56 mi
NILKANTH VARNI INC License ID: 0100-23-226541 Legacy Serial No.: 2606712	116 OAKWOOD AVENUE BURT STREET & E TAY DR SYRACUSE, New York 13202	1.69 mi
SHOP CITY WINES & LIQUOR INC License ID: 0100-23-225378 Legacy Serial No.: 2505097	1802 TEALL AVE SYRACUSE, New York 13206	1.75 mi
THA CREW LLC License ID: 0100-22-217118 Legacy Serial No.: 2202530	626 BUTTERNUT ST SYRACUSE, New York 13208	1.79 mi

Schools within 500 feet		
Name	Address	Distance
No Schools within 500 feet		

Churches within 500 feet		
Name		Distance
No Churches within 500 feet		

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		



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: Uptown Convenience Store		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 2002 East Fayette Street		
Lot numbers: 1, 2 & 3	Block number: 2000	Lot size (sq. ft.): 11,978 +/-
Current use of property: Retail	Proposed: Retail	
Current number of dwelling units (if applicable): N/A	Proposed:	
Current hours of operation (if applicable): 8am - 9pm	Proposed:	
Current onsite parking (if applicable): none	Proposed:	
Zoning (base and any overlay) of property: MX-2		
Companion zoning applications (if applicable, list any related zoning applications): N/A		
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: SEPARATE PERMIT	Type:	Location:
Size:	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary): REFER TO DRAWING		

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.net

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: Rashdi N. AGI

Signature:

Date: 12/18/24

Mailing address: 7410 Collamer Rd Syracuse NY 13057

Print authorized agent's name:

Date:

Signature:

Mailing address: Young Yemen123@gmail

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

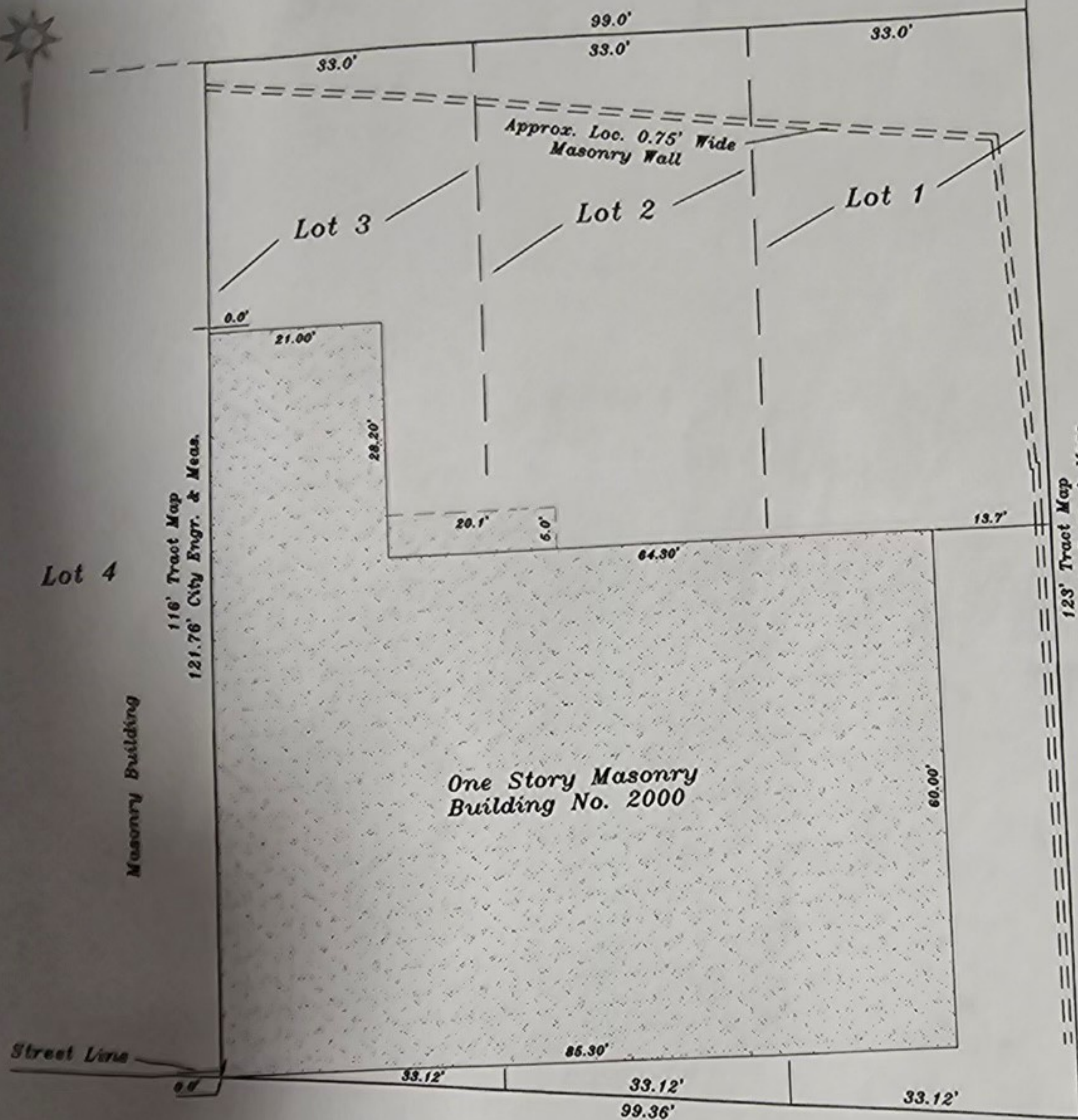
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
SPECIAL USE PERMIT FOR THE Uptown Convenience Store			
Project Location (describe, and attach a location map):			
2002 East Fayette Street			
Brief Description of Proposed Action:			
REFER TO DRAWING. THIS BUILDING HAS THREE LEASIBLE SPACES. THE SPACE IN QUESTION IS THE CENTER SPACE. THIS SPACE WAS AND WILL BE USED AS A CONVENIENCE STORE. THIS SPACE WAS ALWAYS USED FOR THIS PURPOSE. THE NEW ZONING CODE OF SYRACUSE, NY CHANGED THIS ZONE TO AN MX-2 ZONE, WHICH RENDERED THIS USE TO BE REQUIRED TO APPLY FOR A SPECIAL USE PERMIT. UNDER THE OLD ZONING CODE THIS WAS AN ACCEPTABLE USE.			
Name of Applicant or Sponsor:		Telephone: 680-214-5982	
EANAN DAHAN ALZIADI		E-Mail: YOUNGYEMEN123@GMAIL.COM	
Address:			
2002 East Fayette Street			
City/PO:		State:	Zip Code:
Syracuse		NY	13244
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.27497704 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.27497704 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			

	NO	YES	N/A
5. Is the proposed action,			
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 type="checkbox"/>	<input checked="" 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: _____ _____ _____			

Lot 60



Westmoreland Avenue

East Fayette Street



I hereby certify that this map was made from an actual survey and same is correct

Licensed Land Surveyor

R.J. Lighton Sr.

NYSLS 45373

R.J. Lighton Jr.

NYSLS 50534

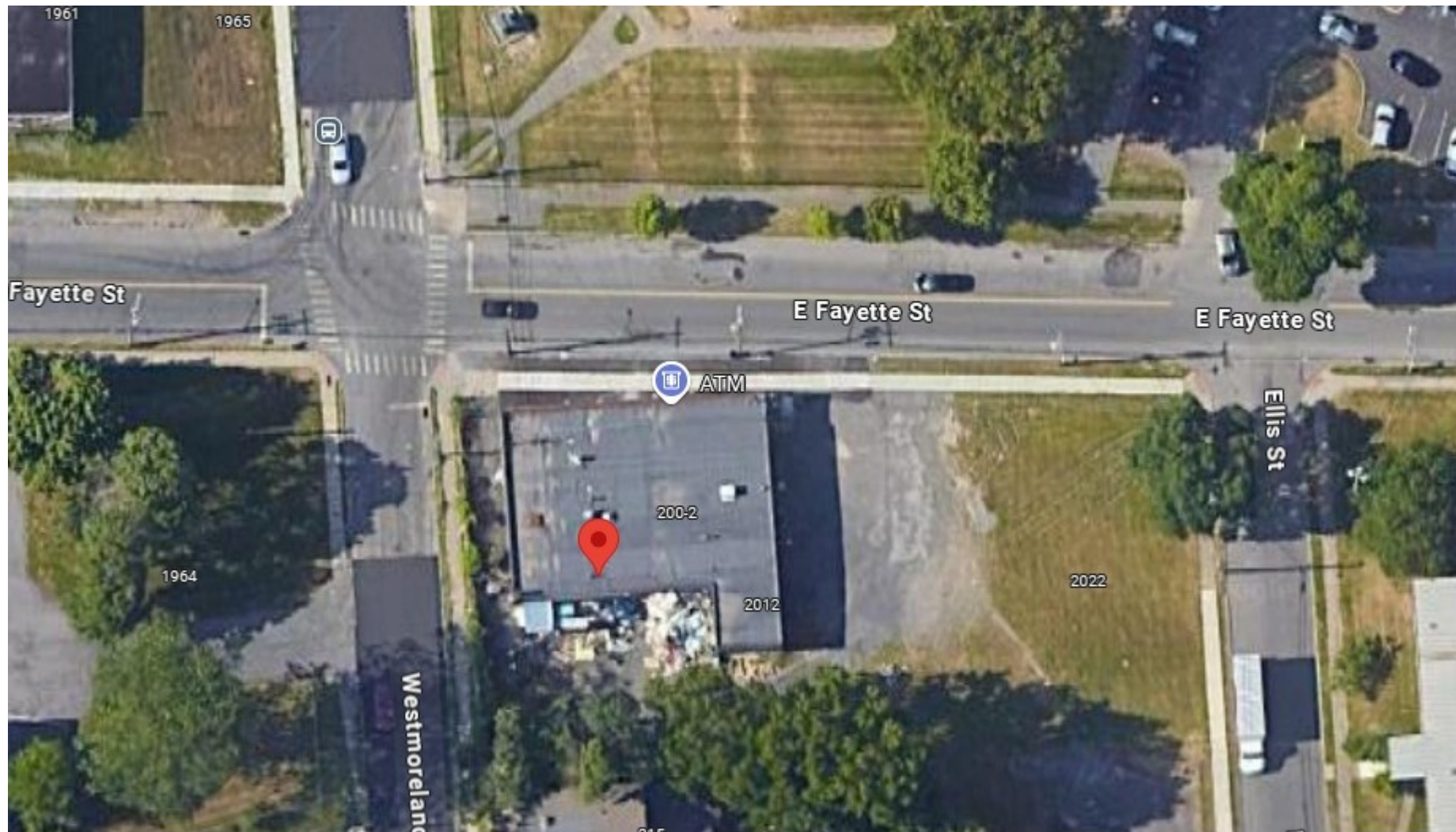
888 E. Brighton Ave., Syracuse N.Y. 13205

Location Survey on Lots 1-3, Block # 10 of the Fairview Tract.

Known as No. 2000 East Fayette Street, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM Scale: 1" = 20' Date: 07-06-05

Revisions:



AERIAL PHOTOGRAPH
SCALE: NONE

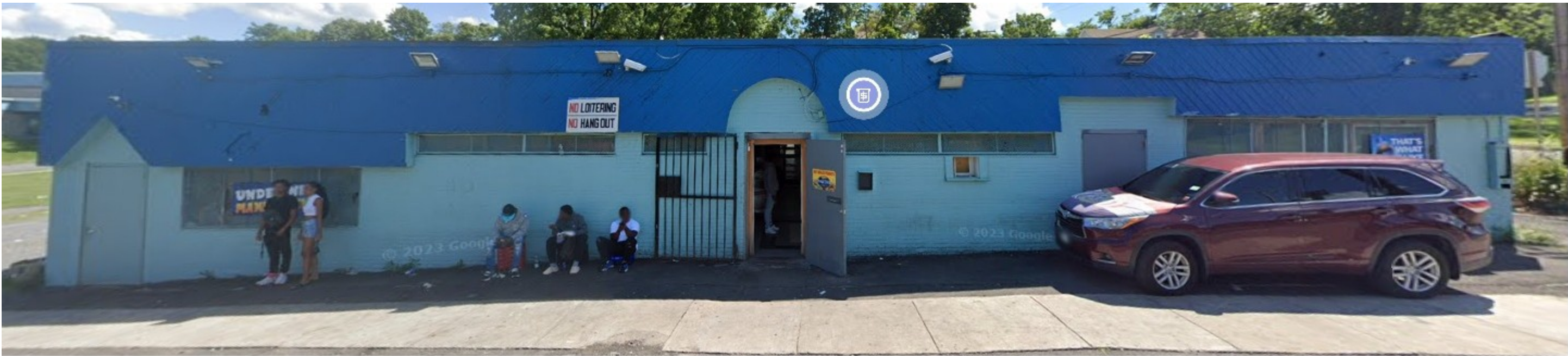
NOTE:
Trash on backside of building has been
cleaned up by owner.



SITE PHOTOGRAPH - 1
SCALE: NONE



SITE PHOTOGRAPH - 2
SCALE: NONE

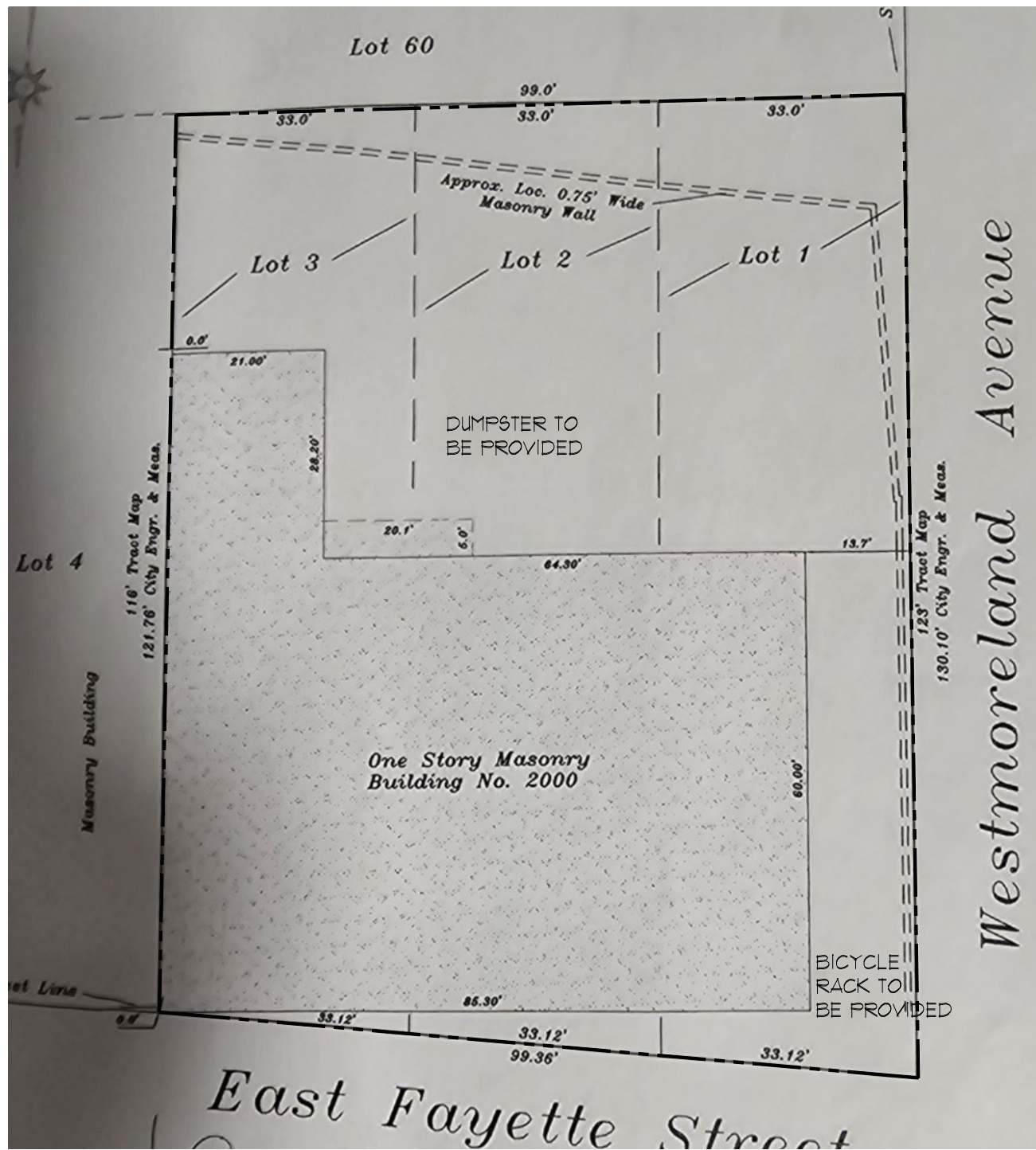


SITE PHOTOGRAPH - 3
SCALE: NONE

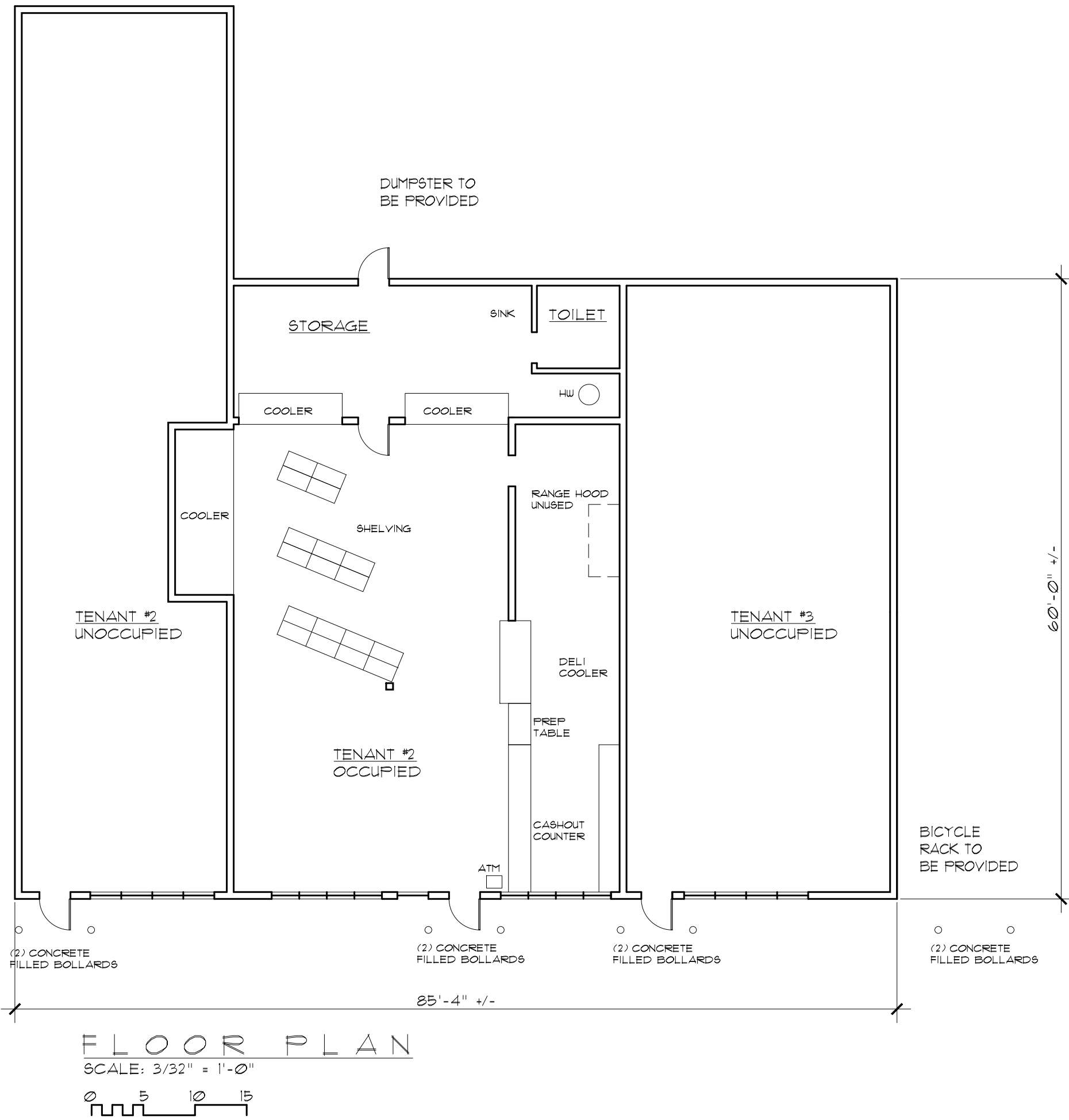
NOTE:
THIS IS A PHOTO FROM GOOGLE MAPS JUST TO SHOW
THE EXISTING BUILDING. THERE SHALL BE NO PARKING
ALLOWED ON THE SIDEWALK AS DEPICTED IN THIS PHOTO.

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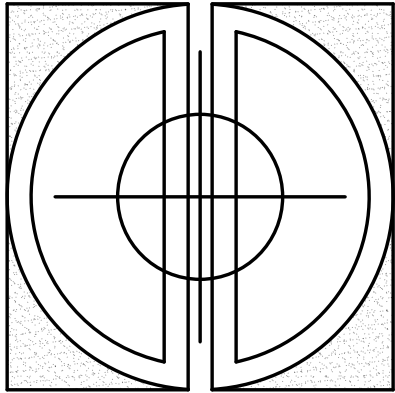
NOTE:
THIS IS A PHOTO FROM GOOGLE MAPS JUST TO SHOW
THE EXISTING BUILDING. THERE SHALL BE NO PARKING
ALLOWED ON THE SIDEWALK AS DEPICTED IN THIS PHOTO.



EXISTING SURVEY
SCALE: 1" = 20'



FLOOR PLAN
SCALE: 3/32" = 1'-0"



D.G.
Dunsmore
Architect P.C.

4929 MANOR HILL DRIVE
SYRACUSE, NEW YORK 13215
TEL. (315) 720-3005

E-MAIL
ddunsmo1@tcwny.rr.com



It is a violation of the New York State
Education Law, Article 145, Sec. 7209,
for any person unless he is acting under the
direction of a licensed professional Architect,
Engineer or Land Surveyor to alter an item in
any way. If an item bearing the seal of an
Architect, Engineer or Land Surveyor is
altered, the altering Architect, Engineer or
Land Surveyor shall affix to the item his seal
and the notation "altered by" followed by his
signature and the date of such alteration, and
a specific description of the alteration.

PROJECT
NORTH

SPECIAL USE PERMIT FOR:
Uptown Convenience Store
2002 East Fayette Street
Syracuse, NY 13244


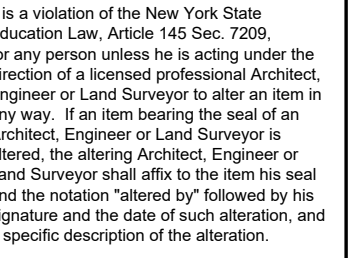
PROJECT NUMBER		
The Contractor shall verify all dimensions and notify the Architect in writing of any discrepancies.		
All drawings and specifications are the property of the Architect and shall be used only on the job designated.		
DATE	REVISED	BY
DRAWN D2	CHECKED D2	SCALE
DATE 9 Jan 2025	AS NOTED	
CONTRACTS		
GENERAL	ELECTRICAL	
HVAC	EQUIPMENT	
PLUMBING		

SHEET TITLE
EXISTING FLOOR
PLAN, ELEVATIONS

SHEET NUMBER
A-101
SHEET 2 OF 2



MAIL
unsmo1@twcny.rr.com



SPECIAL USE PERMIT FOR:
Uptown Convenience Store
2002 East Fayette Street
Syracuse, NY 13244

PROJECT NUMBER

The Contractor shall verify all dimensions and notify the Architect in writing of any discrepancies.

All drawings and specifications are the property of the Architect and shall be used only on the job designated.

AC	EQUIPMENT
UMBING	

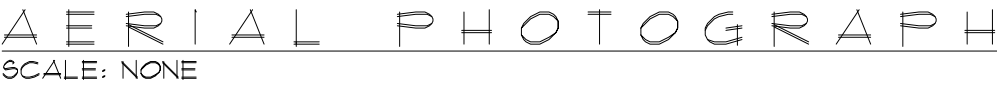
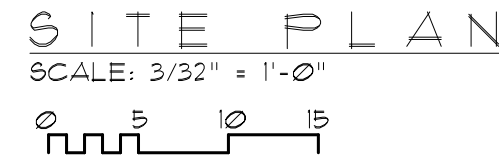
SHEET TITLE

SITE PLAN

SHEET NUMBER

C-101

PAGE 1 OF 2



NOTE:
Trash on backside of building has been
cleaned up by owner.

NOTE:
FENCING ALONG WESTMORELAND
TO BE REPAIRED AND VEGETATION
CLEANED UP AS REQUIRED TO THE
SATISFACTION OF THE CITY OF SYRACUSE

City of Syracuse
Parcel History
 01/01/1900 - 01/14/2025
 Tax Map #: 037.-03-01.0
 Owners: Rishdi Towfik Nagi
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
2000 Fayette St E & Westmorela	02/18/15	Complaint	Cert of Use - Food Store	x Business Closed	CU2014-0127 Dido Market
2000 Fayette St E & Westmorela	09/21/16	Complaint	Cert of Use - Food Store	x Business Closed	CU2016-0075 Uptown Food Market
2000 Fayette St E & Westmorela	11/30/16	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Open	
2000 Fayette St E & Westmorela	11/30/16	Violation	SPCC - Section 27-57 (a) (7) - Wiring/Equip. Not Secured	Open	
2000 Fayette St E & Westmorela	11/30/16	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Open	
2000 Fayette St E & Westmorela	09/28/17	Inspection	Codes Electric - Licensing	<None>	
2000 Fayette St E & Westmorela	09/16/19	Complaint	Sidewalk Condition	Needs Review	2019-25520 Damaged Sidewalks
2000 Fayette St E & Westmorela	07/07/20	Complaint	Cert of Use - Food Store	x Expired	CU2020-0019 T Plus Market
2000 Fayette St E & Westmorela	02/13/24	Complaint	Cert of Use - Food Store	Certificate: Denied	CU2024-0068 Uptown Convenience
2000 Fayette St E & Westmorela	02/13/24	Violation	SPCC - C of U - Sec 27-164 (A)	Open	
2000 Fayette St E & Westmorela	02/13/24	Violation	SPCC - C of U - Sec. 27-164 (B)	Open	
2000 Fayette St E & Westmorela	02/13/24	Violation	SPCC - C of U - Sec. 27-164 (C)	Open	
2000 Fayette St E & Westmorela	02/13/24	Violation	2020 PMCNYS - Section 107.1.4 - Unlawful Structures	Open	
2000 Fayette St E & Westmorela	02/13/24	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Open	
2000 Fayette St E & Westmorela	03/21/24	Complaint	Certificate of Compliance	Open	2024-01777 Trash and debris
2000 Fayette St E & Westmorela	07/29/24	Violation	Section 105.2 Building Permits	Open	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Fayette St E & Westmorela	11/26/24	Complaint	Tobacco License	Certificate: Denied	TL-2024-0160 Uptown Convenience (TL Cease and Desist)

Project: SP-25-01

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-25-01

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)



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Rosdi Nagi

From: Haohui Pan, Zoning Planner

Date: 2/5/2025 9:56:09 AM

Re: SP - Other SP-25-01
2000 Fayette St E & Westmorela, Syracuse, 13210

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	01/03/2025	Haohui Pan	Pending on 2.10 CPC decision and Common council
Planning Commission	Waiting on Board	02/05/2025	Haohui Pan	Public Hearing 2/10/2025
Common Council	Pending	01/06/2025		
DPW - Transportation Planner	Conditionally Approved	01/08/2025	Neil Milcarek-Burke	1/14/25 previous comments addressed in the revised plans. 1/8/25 Updated plans required. No concern with proposed use, however, there are site deficiencies that require remediation. Illegal parking on the sidewalk at the storefront is a recurring problem, which is shown in the project submittals. - Conc. filled bollards are required at the Western edge of the property to prevent vehicles from using the ADA corner to access the area of pavement on the side of the building. - Conc. filled bollards are also required along the facade to protect mandoor points of egress, protecting doorswings from obstruction. These items may require an encroachment depending on the parcel boundaries. - Bike rack to conform to staple or inverted-U style, no wave racks. - Fencing along Westmoreland Avenue is in need of repair and vegetation removal to ensure pedestrian travel is not impeded and streetscape is in good order.
Engineering - Mapping	Approved	01/14/2025	Ray Wills	No impact on Mapping Division assets.