



**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](mailto:Zoning@syr.gov)

<b><u>SP-25-08</u></b>	<b><i>Staff Report – March 24<sup>th</sup>, 2025</i></b>
<b><i>Application Type:</i></b>	Special Use Permit Major Site Plan Review
<b><i>Project Address:</i></b>	700-18 Erie Blvd. W & Van Rensselaer
<b><i>Summary of Proposed Action:</i></b>	The applicant and owner of the property located at 700-18 Erie Blvd. W proposes to establish on the subject property as a “parking lot” land use type.
<b><i>Owner/Applicant</i></b>	James Ranalli III, Marcellus Commons, LLC (Owner) CHA Consulting (Applicant)
<b><i>Existing Zone District:</i></b>	Mixed Use Transition(MX-3) Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, west and east are within the MX-3 Zone District.
<b><i>Companion Application(s)</i></b>	<b><u>MaSPR-25-02:</u></b> Major Site Plan to construct a parking lot over 10,000 square feet.
<b><i>Scope of Work:</i></b>	The property owner and applicant propose to establish a “parking lot” land use type on the existing site located at 700-18 Erie Blvd. W.
<b><i>Staff Analysis:</i></b>	<b><u>Factors:</u></b> <ul style="list-style-type: none"> <li>- The property is currently home to a large commercial building, which will require demolition to complete the proposed action.</li> <li>- The applicant intends to use the proposed parking area as an extension of the parking lot for Marsellus Commons (129 Richmond Ave) but will be open to the public as well in accordance with ReZone, Art. 3, Sec. 3.6C(10)a.9.</li> <li>- The building resides next to the Syracuse Rapid Transit Railway Company, a National Register-eligible building.</li> <li>- The proposed parking spaces along the northern property line will encroach into the abutting property (115 Van Rensselaer St.), for which an easement agreement shall be reached between the applicant and owner of the abutting property.</li> </ul>
	<b><u>Approval Criteria:</u></b> <ul style="list-style-type: none"> <li>• The proposed parking lot is compatible with the surrounding area, which is characterized by commercial use type. The site’s transformation from a large commercial building to a parking area aligns with the existing land use patterns and will provide additional parking capacity that serves both Marsellus Commons and the general public.</li> <li>• The proposed use minimizes impacts on surrounding areas by incorporating appropriate site design elements. The installation of landscape buffers and fencing will create a clear separation between the parking area and the Right of Way, preventing unauthorized access and ensuring pedestrian safety.</li> <li>• The proposed use type is consistent with the purpose of the MX-3 Zone District, which encourages nonresidential uses that support local businesses and surrounding neighborhoods.</li> <li>• The proposed parking lot meets all applicable standards outlined in the ReZone Syracuse, including those related to landscaping, screening, and curb cut requirements.</li> <li>• The proposed parking lot aligns with the Comprehensive Plan's vision for commercial development.</li> </ul>

	<ul style="list-style-type: none"> <li>The proposed site design prioritizes safety and environmental protection. Additionally, the applicant has secured a valid easement agreement for addressing the potential parking encroachment.</li> </ul> <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 Special Use Permit 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 the following specific conditions: <ol style="list-style-type: none"> <li>The applicant shall ensure that the parking lot remains accessible to the public at all times. Any actions taken to restrict public access or install screening that excludes public use will render the Special Use Permit null and void.</li> <li>The applicant shall secure valid easements to formalize the shared accessway for all affected properties, ensuring continued and coordinated use.</li> <li>The applicant shall maintain the proposed landscape buffers and fencing in good condition at all times to mitigate potential traffic hazards from improper driving behaviors.</li> <li>All demolition activities associated with the project shall comply with the City of Syracuse Noise Control Ordinance and adhere to all applicable State, County, and City regulations to prevent environmental contamination, safety risks, and other adverse impacts.</li> <li>Pursuant to ReZone, Art. 5, Sec. 5.4, the property owner shall obtain all necessary building permits/Site Work permits within one year after the date of approval.</li> <li>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>AS-75-102   Approved   Sign Waiver to replace four wall signs being approximately two hundred and seventy-seven square feet.</li> <li>AS-86-24   Approved   Sign Waiver to erect one ground sign seventy-two square feet in total area.</li> <li>PR-15-20   Closed Administratively   Project Site Review for façade alterations to install a new storefront and remove foundation landscaping for storefront access.</li> </ul>
<b><i>Summary of Zoning History:</i></b>	<ul style="list-style-type: none"> <li>A sign waiver was issued for the property in 1975 to replace 4 existing wall signs on the property. An additional sign waiver was issued in 1983 to allow for a ground sign displaying “Michelin Tires”. A project site review was requested in 2015 to create a storefront on the existing commercial building, but was closed administratively.</li> </ul>
<b><i>Code Enforcement History:</i></b>	See attached code enforcement history.
<b><i>Zoning Violations:</i></b>	<ul style="list-style-type: none"> <li>No Zoning Violations on property</li> </ul>
<b><i>Summary of Changes:</i></b>	This is not a continued application.

<b><i>Property Characteristics:</i></b>	The property is an irregularly shaped parcel measuring a total of 29,352 square feet. The property maintains two street frontages, 310 FT of frontage along Erie Blvd. W on the southern property line and 108 FT of frontage on Van Rensselaer St. on the eastern property line. The northern property line borders the property line of 115 Van Rensselaer St. with 250' FT of frontage. The western property line borders the property line of 720-34 Erie Blvd. W with 152 FT of frontage.
<b><i>SEQR Determination:</i></b>	Pursuant to the 6 NYCRR §617.2 (al), the proposal is an Unlisted Action.
<b><i>Onondaga County Planning Board Referral:</i></b>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n

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

- Special Use Permit Application
- Short Environmental Assessment Form Part 1
- Ariel photograph with overlay of proposed parking “Proposed Parking Expansion, 700-18 Erie Boulevard West & Van Rensselaer St., Syracuse, NY”
- 20 photos of current site features.
- “Topographic Survey, Nos 700-18 & 720-34 Erie Boulevard West, Lot Nos 5, 6, 7, 8, & 9. Part of Block 432, City of Syracuse, Onondaga County, New York.” Ianuzi & Romans Land Surveying, PC. Dated December 16, 2024. Scale 1”=20’.
- 3 Part Site Work Plans: “Demolition Plan, C-003. Proposed Parking Expansion, 700-18 Erie Boulevard West & Van Rensselaer St., Syracuse, NY.” CHA Consulting. Dated January 14<sup>th</sup>, 2025. Scale 1”=20’
- “Site Plan Layout, Drawing No. C-101. Proposed Parking Expansion, 700-18 Erie Boulevard West & Van Rensselaer St., Syracuse, NY.” CHA Consulting. Dated January 14<sup>th</sup>, 2025. Scale 1”=20’
- “Landscape Plan, Drawing No. C-401. Proposed Parking Expansion, 700-18 Erie Boulevard West & Van Rensselaer St., Syracuse, NY.” CHA Consulting. Dated January 14<sup>th</sup>, 2025. Scale 1”=20’

**Attachments:**

Major Site Plan Review Application

Power of Attorney

Short Environmental Assessment Form Part 1

Code Enforcement History

IPS Comments from City Departments



**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>MaSPR-25-02</i></b>	<b><i>Staff Report – March 24<sup>th</sup>, 2025</i></b>
<b><i>Application Type:</i></b>	Major Site Plan Review
<b><i>Project Address:</i></b>	700-18 Erie Blvd. W & Van Rensselaer
<b><i>Summary of Proposed Action:</i></b>	The applicant and owner of the property located at 700-18 Erie Blvd. W proposes to demolish an existing commercial building and establish a parking lot for 69 parking spaces.
<b><i>Owner/Applicant</i></b>	James Ranalli III, Marcellus Commons, LLC (Owner) CHA Consulting (Applicant)
<b><i>Existing Zone District:</i></b>	Mixed Use Transition (MX-3) Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, west and east are within the MX-3 Zone District.
<b><i>Companion Application(s)</i></b>	<b><u>SP-25-08</u></b> : Special Use Permit to establish a business enterprise governed under the “Parking Lot” land use type.
<b><i>Scope of Work:</i></b>	The applicant and owner of the property located at 700-18 Erie Blvd. W proposes to demolish an existing commercial building to construct a new parking lot for public use. Additional work includes removing the existing curb cuts along Erie Blvd. W and Van Rensselaer St. and replacing with full height granite curbing, green space and sidewalk. Landscape buffers and fences will be installed along the west, south and east property lines.
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- The property is currently home to a large commercial building, which will require demolition to complete the proposed action.</li> <li>- The building resides next to the Syracuse Rapid Transit Railway Company, a National Register (NR) eligible building. There are no anticipated impacts to NR eligible building.</li> <li>- The applicant intends to use the proposed parking area as an extension of the existing parking lots for Marcellus Commons but will be open to the public as well in accordance with ReZone, Art. 3, Sec. 3.6C(10)a.9.</li> <li>- The proposed parking spaces along the northern property line will encroach into the abutting property (115 Van Rensselaer St.), for which an easement agreement shall be reached between the applicant and owner of the abutting property</li> <li>- The proposed landscape buffer and fencing will effectively create a sufficient barrier to separate the parking area from the adjacent sidewalk and public road. These barriers are designed to prevent occupants of the parking lot from attempting to access West Erie Boulevard and Van Rensselaer Street without utilizing the designated curb cut. This measure will help ensure pedestrian safety and maintain proper traffic flow.</li> </ul> <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 the Special Use Permit 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:</li> </ul>



	<ol style="list-style-type: none"> <li>1. The applicant shall ensure that the parking lot remains accessible to the public at all times. Any actions taken to restrict public access or install screening that excludes public use will render the Special Use Permit null and void.</li> <li>2. The applicant shall secure valid easements to formalize the shared accessway for all affected properties, ensuring continued and coordinated use.</li> <li>3. The applicant shall maintain the proposed landscape buffers and fencing in good condition at all times to mitigate potential traffic hazards from improper driving behaviors.</li> <li>4. All demolition activities associated with the project shall comply with the City of Syracuse Noise Control Ordinance and adhere to all applicable State, County, and City regulations to prevent environmental contamination, safety risks, and other adverse impacts.</li> <li>5. 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>6. 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> <li>7. No neon signage and decorative lighting shall be permitted to be on the windows or building façade.</li> </ol>
<b>Zoning Procedural History:</b>	<ul style="list-style-type: none"> <li>- AS-75-102   Approved   Sign Waiver to replace four wall signs being approximately two hundred and seventy-seven square feet.</li> <li>- AS-86-24   Approved   Sign Waiver to erect one ground sign seventy-two square feet in total area.</li> <li>- PR-15-20   Closed Administratively   Project Site Review for façade alterations to install a new storefront and remove foundation landscaping for storefront access.</li> </ul>
<b>Summary of Zoning History:</b>	<ul style="list-style-type: none"> <li>- A sign waiver was issued for the property in 1975 to replace 4 existing wall signs on the property. An additional sign waiver was issued in 1983 to allow for a ground sign displaying “Michelin Tires”. A project site review was requested in 2015 to create a storefront on the existing commercial building, but was closed administratively.</li> </ul>
<b>Code Enforcement History:</b>	See attached code enforcement history.
<b>Zoning Violations:</b>	<ul style="list-style-type: none"> <li>- No Zoning Violations on property</li> </ul>
<b>Summary of Changes:</b>	This is not a continued application.
<b>Property Characteristics:</b>	The property is a irregularly shaped parcel measuring a total of 29,352 square feet. The property maintains two street frontages, 310 FT of frontage along Erie Blvd. W on the southern property line and 108 FT of frontage on Van Rensselaer St. on the eastern property line. The northern property line borders the property line of 115 Van Rensselaer St. with 250' FT of frontage. The western property line borders the property line of 720-34 Erie Blvd. W with 152 FT of frontage.
<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<b>Onondaga County Planning Board Referral:</b>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n

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

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- 20 photos of current site features.
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**Attachments:**

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Code Enforcement History

OCPB Comments (if applicable)

IPS Comments from City Departments

Exhibit A:

Age Group	Percentage of Respondents
18-24	92%
25-34	89%
35-44	85%
45-54	81%
55-64	77%
65-74	73%
75 and older	69%

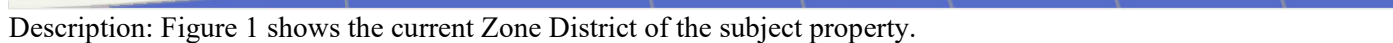


Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

**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/>



ON THIS SITE, APPLICATIONS  
SP-25-08 AND MASPR-25-02 ARE  
COMPANION PROJECTS FOR A  
SPECIAL USE PERMIT TO ESTABLISH  
A BUSINESS ENTERPRISE  
SUBSUMED AND GOVERNED BY THE  
"PARKING LOT" LAND USE TYPE,  
AND A SITE PLAN REVIEW OF  
PARKING LOT STANDARDS, ON  
PROPERTY LOCATED AT 700-18  
ERIE BLVD. W. THIS MATTER WILL  
BE DISCUSSED AT A BOARD OF  
ZONING APPEALS MEETING ON  
MARCH 24, 2025 AT 6:00P.M. IN THE  
COMMON COUNCIL CHAMBERS, CITY  
HALL, SYRACUSE, NEW YORK



**For Office Use Only**

Zone District: \_\_\_\_\_  
Application Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Date: \_\_\_\_\_

Office of Zoning Administration  
300 S State St, Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: zoning@syr.gov.net

**Site Plan Review 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: Marsellus Commons Parking Expansion	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 700-18 Erie Blvd W & Van Rensselaer St	
Tax Map ID#: 105.-09-11.0	Lot size (sq. ft.): 29,520 SF
Current use of property: Commercial building	Proposed: Parking Lot
Current number of dwelling units (if applicable): NA	Proposed: NA
Current number of affordable dwelling units (if applicable): NA	Proposed: NA
Current onsite parking (if applicable): 22	Proposed: X
Zone District (base and any overlay) of property: MX-3	
Companion zoning applications (if applicable, list any related zoning applications):	
Special Use Permit Application	
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Project construction (check all that apply): <input checked="" type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes	
Detailed description of the project (required): Demolition of the existing structure and creation of a new parking lot.	





## Site Plan Review Application

Office of Zoning Administration  
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:** Marsellus Commons LLC (James Ranalli III)

Signature:

Date:

Mailing address: PO BOX 890 Syracuse NY 13209

Phone:

315-350-4822

Email:

jamesranalli3@unitedautosupply.com

**Print authorized agent's name:** CHA Consulting

Date: 2/13/2025

Signature:

Mailing address: 300 S. State Street Suite 600, Syracuse NY 13202

Phone:

315-257-7220

Email:

JTrasher@chasolutions.com

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

### Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- **APPLICATION** – filled out completely, dated, and signed by property owner as instructed
- **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
- **PHOTOGRAPHS (COLOR) of the 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 PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, **separate site plan review applications must be submitted for each project site.** Hard copies of plans may be submitted in person. 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:



## Site Plan Review Application

Office of Zoning Administration  
300 S State St, Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
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- Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
- Demolitions and post demolition conditions
- Structures
- Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
- Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning

- ☐ **FLOOR PLANS (when required for review)** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses
- ☐ **EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS (when required for review)** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)
- ☐ **EXTERIOR SIGNAGE DRAWINGS (when required for review)** showing all of the following:
  - Size
  - Type
  - Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)

All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):

Size:	Type:	Location:
Size:	Type:	Location:

# Short Environmental Assessment Form

## Part 1 - Project Information

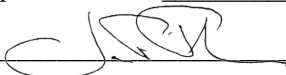
### Instructions for Completing

**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.

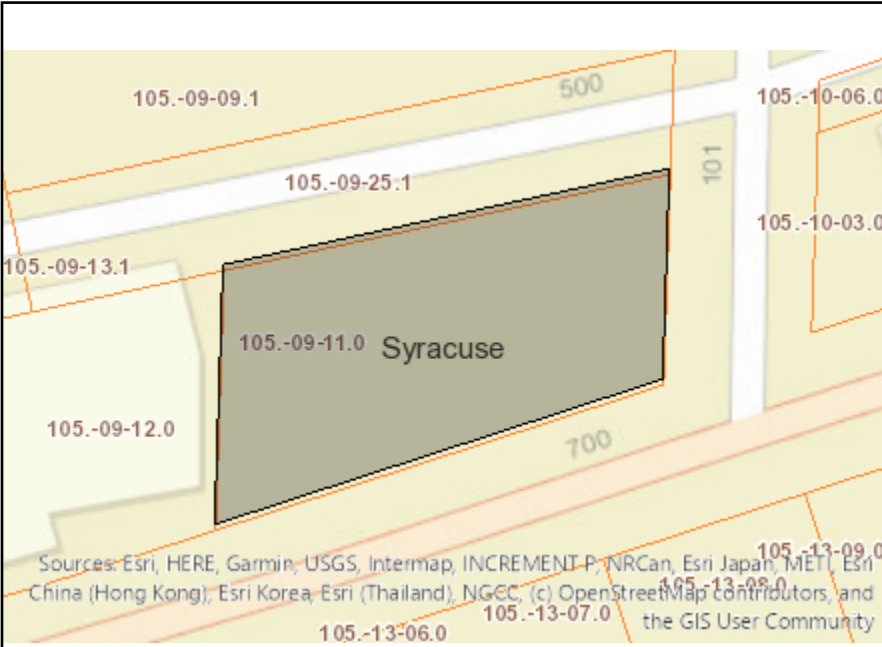
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Marsellus Commons Parking Expansion			
Project Location (describe, and attach a location map): 700-18 Erie Blvd W & Van Rensselaer Street			
Brief Description of Proposed Action: Demolition of the existing building to construct a parking lot. As part of the project the existing curb cuts that extend the lengths of Erie Blvd & Van Rensselaer Street will be removed and replaced with full height granite curbing, green space and a sidewalk.			
Name of Applicant or Sponsor: Marsellus Commons LLC		Telephone: 315-478-4242	
		E-Mail: Jamesranalli3@unitedautosupply.com	
Address: PO Box 890			
City/PO: Syracuse		State: NY	Zip Code: 13209
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.			<div>NO YES</div> <div><input checked="" type="checkbox"/> <input type="checkbox"/></div>
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:			<div>NO YES</div> <div><input checked="" type="checkbox"/> <input type="checkbox"/></div>
3. a. Total acreage of the site of the proposed action? _____ 0.59 acres b. Total acreage to be physically disturbed? _____ 0.8 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 7.1 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input 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: _____ No water connection for the parking lot, public water supply is available though _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ No sewer connection for the parking lot, public wastewater treatment is available though _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Adjacent to the Syracuse Rapid Transit Railway Company which is an eligible building	<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?			
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 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:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater will discharge to existing storm sewers at site, impervious area will be reduced and greenspace increased to reduce runoff from site.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	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:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
734022 Former Rockwell Plant remediation complete, C734157 Active Brownfield clean up at 300 Erie Blvd, C734160 Active brownfield cleanup at The Lofts (1117 West Fayette Street), Active Brownfield clean up at 1153-69 West Fayette Street		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>CHA Consulting (c/o James Trasher)</u> Date: <u>1-14-2025</u>  Signature: <u></u> Title: <u>National Market Director</u>		





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.




Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



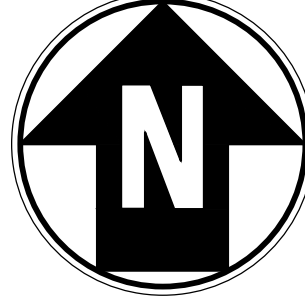
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One Park Place, 300 South State Street, Suite 600  
Syracuse, NY 13202  
315.471.3920 • www.chasolutions.com



0 20 40  
Scale in feet

MARSELLUS COMMONS, LLC

P.O. BOX 890  
SYRACUSE NY 13209

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR REPRODUCE ANY PART OF ANY DESIGN OR DRAWING OR TO REPRODUCE ANY PART OF ANY DESIGN OR DRAWING WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR. ANY PERSON WHO VIOLATES THIS PROHIBITION SHALL BE SUBJECT TO THE PENALTIES PROVIDED BY LAW. THE PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT AND FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

PROPOSED PARKING EXPANSION

700-18 ERIE BOULEVARD WEST & VAN RENSSELAER ST

SYRACUSE, NY

No.	Submittal / Revision	App	By	Date

SITE PHOTO KEY

Designed By:	Drawn By:	Checked By:
BGH	BGH	JFT
Issue Date:	Project No.:	Scale:
12/19/24	23278.9106	AS SHOWN

Drawing No.:

**PH-100**

Sheet 01 of 01





Photo 1



Photo 2



Photo 3



Photo 4





Photo 5



Photo 6



Photo 7



Photo 8





Photo 9



Photo 10



Photo 11



Photo 12





Photo 13



Photo 14



Photo 15



Photo 16





Photo 17



Photo 18



Photo 19



Photo 20



SYRACUSE NY 13209

**PROPOSED PARKING EXPANSION**  
700-18 ERIE BOULEVARD WEST & VAN RENSSELAER ST  
SYRACUSE, NY

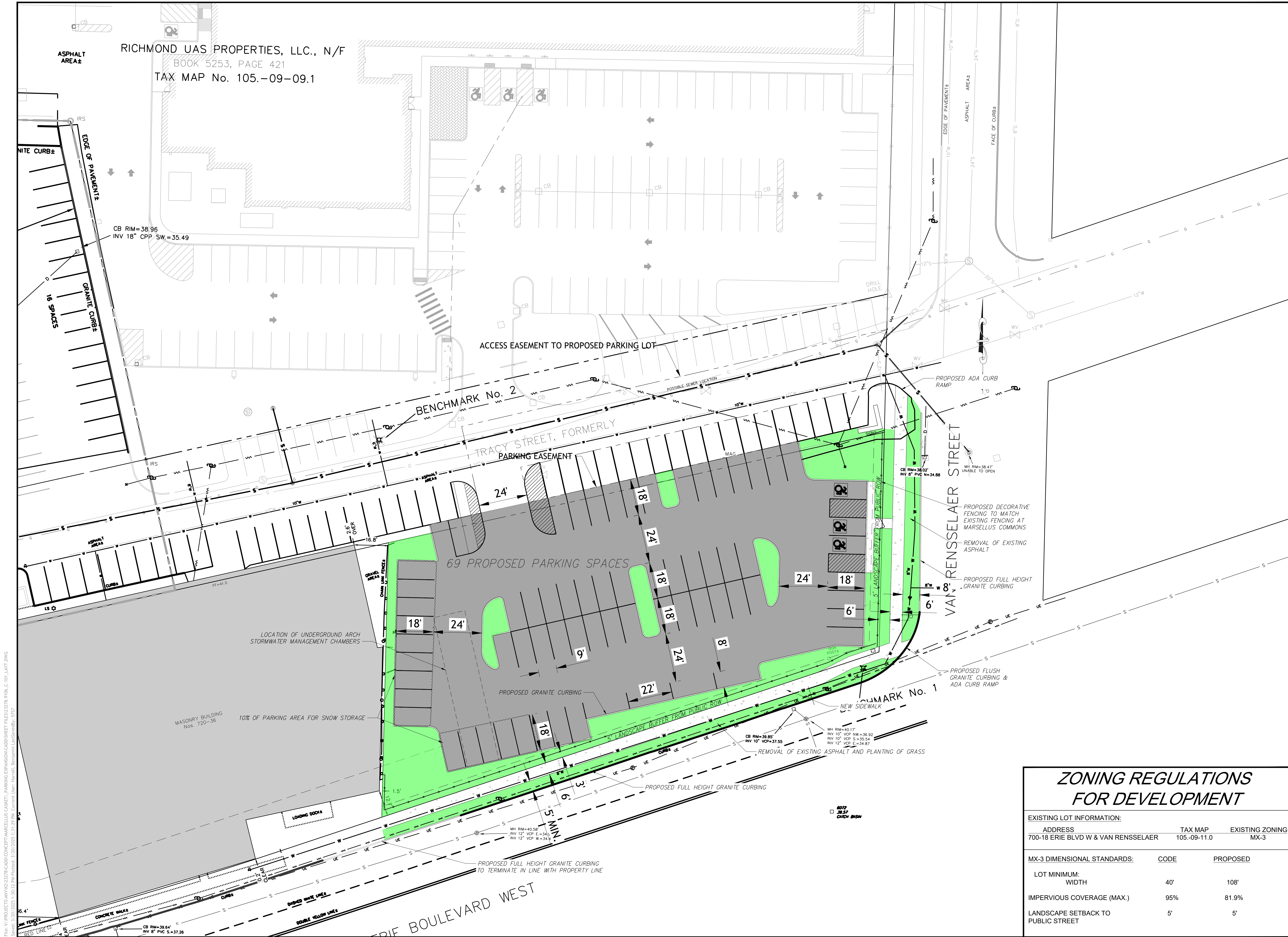
## DEMOLITION PLAN

Drawing No.:

Sheet 01 of 03



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Saved: 1/20/2025 1:30:12 PM Modified: 3/20/2025 1:31:29 PM Current User: Harrell, Benjamin Lattaswebb, 5297



ZONING REGULATIONS FOR DEVELOPMENT		
EXISTING LOT INFORMATION:		
ADDRESS	TAX MAP	EXISTING ZONING
700-18 ERIE BLVD W & VAN RENSSELAER	105.-09-11.0	MX-3
MX-3 DIMENSIONAL STANDARDS:		
LOT MINIMUM:	CODE	PROPOSED
WIDTH	40'	108'
IMPERVIOUS COVERAGE (MAX.)	95%	81.9%
LANDSCAPE SETBACK TO PUBLIC STREET	5'	5'

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Syracuse, NY 13202  
315.471.3920 · www.chasolutions.com

0

20

40

Scale in feet

0

20

40

Scale in feet

MARSELLUS COMMONS, LLC

P.O. BOX 890  
SYRACUSE NY 13209

PROPOSED PARKING EXPANSION

700-18 ERIE BOULEVARD WEST & VAN RENSSELAER ST  
SYRACUSE, NY

No.	Submittal / Revision	App	By	Date

Designed By:	Drawn By:	Checked By:
BGH	BGH	JFT
Issue Date:	Project No.:	Scale:
1/14/25	23278.9106	AS SHOWN

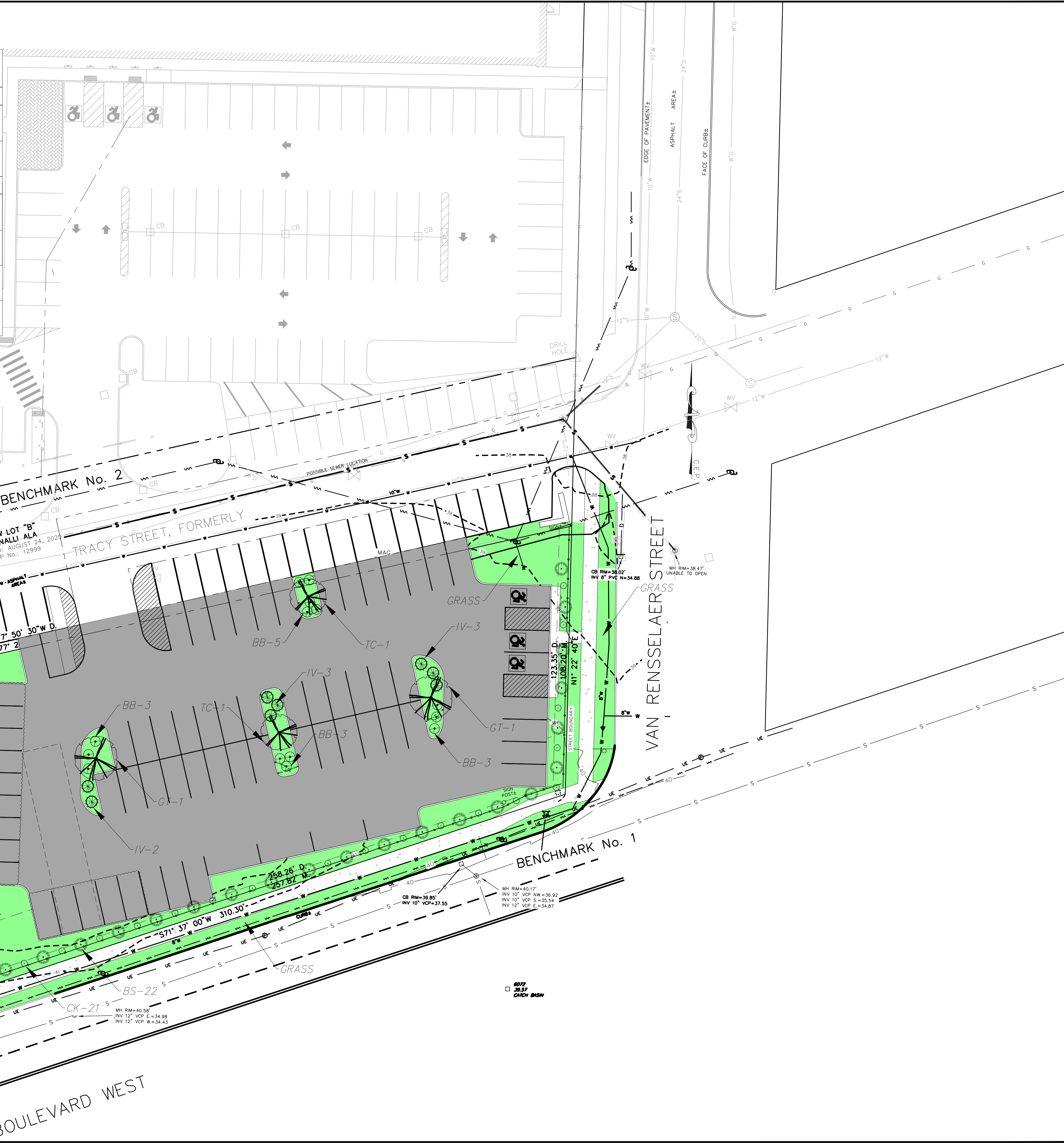
Drawing No.:

**C-101**

Sheet 02 of 03



SYMBOL	QTY	GENUS & SPECIES	COMMON NAME	PLANTING SIZE (AS NOTED)	ROOT	MATURE SIZE (HEIGHT x WIDTH)	NOTES
TREES							
GT	2	Gleditsia Triacanthos	Honey Locust	2-2.3" CAL.	B&B	60' x 60'	Greenish-yellow flowers in late spring
TC	2	Tilia Cordata 'Greenspire'	Greenspire Linden	2.5-3" CAL.	B&B	50' x 30'	Yellow in Fall
SHRUBS							
BB	14	Buddleja 'Blue Chip Jr.'	Lo & Behold® Blue Chip Jr. Butterfly Bush	1 GAL.	CONT.	2' x 2'	Purple Flowers in Summer
IV	8	Ilex verticillata 'Red Sprite' (female)-10 / 'Jim Dandy' (male)-3	Winterberry	3 GAL.	CONT.	4' x 4'	Red Berries through Winter
BS	22	Buxus Sempervirens 'Common Boxwood'	Common Boxwood	3 GAL.	CONT.	4' x 4'	Broadleaf Evergreen
CK	21	Calamagrostis X Acutiflora "Karl Foerster"	Karl Foerster Feather Reedgrass	2 GAL.	CONT.	24-36" Spread 3-5' HT	Reed Grass







Office of Zoning Administration  
One Park Place, 300 S State St, Suite 700  
Syracuse, NY 13202

March 20, 2025

**RE: 700-18 Erie Boulevard West – Special Use Permit**  
**700-18 Erie Boulevard West**  
**CHA Project No. 023278.9106**

Dear Zoning Administrator:

CHA, on behalf of the Marsellus Commons LLC, is pleased to submit the revised site plans and response letter to address the comments made by several departments on MaSPR-25-02. The following repeats those comments and how each is addressed:

**DPW – Sanitation & Sewers:**

1. Storm water must be controlled on site. There can be no discharge to Tracy Street sewer. Any storm water overflow after detention requirements are met must be to the Erie Blvd storm sewer.  
***Response: Stormwater will be controlled on site and all overflows will discharge to the separated storm system along Erie Blvd. Once design is complete it will be submitted to City Engineer for approval.***
2. Drainage Plan must be approved by the City Engineer  
***Response: Drainage plan will be submitted with drainage report to City Engineer for review and approval after special permit is approved.***

**DPW – Transportation Planner:**

1. Parking lot to be curbed and delineate snow piling areas.  
***Response: Granite curbing has been added to the parking lot and snow piling areas are delineated on the plans.***
2. Parking lot to incorporate necessary accessible stalls.  
***Response: Necessary accessible stalls have been added to the plan.***
3. Public parking lot must incorporate ADA compliant walkway to/from public ROW and any other parcel intended to be served by this lot.  
***Response: ADA compliant walkway has been added from new spaces to the public ROW.***
4. A 6' metal fence at the sidewalk edge along a multi-lane arterial roadway is not an acceptable streetscape design.  
***Response: Fencing will be less than 6' in height, will match existing fence height but has been moved back from the sidewalk to provide an acceptable streetscape design.***
5. Fencing to be offset from sidewalk edge 3'+ for maintenance and pedestrian needs. Sidewalk 6' wide with 5' or greater snow storage, with ADA compliant curb ramps.  
***Response: Fencing has been setback from the sidewalk edge at least 3' to provide area for maintenance and pedestrian needs. The sidewalk has been widened to 6' and maintains a***

***minimum 5' for snow storage along with ADA compliant curb ramps at the corner and driveway crossing along Van Rensselaer Street.***

6. Full height curbing to be replaced along entire frontage, current plans propose retaining drop curb along Erie Blvd E. at the western edge of the parcel.

***Response: Full height curbing has been extended the entire length of the property along Erie Blvd.***

**Zoning Planner:**

1. Waiting for easement agreement to allow the proposed parking lot to encroach into nearby property (115 Van Rensselaer St).

***Response: Draft of easement agreement has been provided for review, after CPC approval the agreement will be filed and recorded with the County Clerk.***

**Parks - Forestry:**

1. Forestry requires CU soils under proposed sidewalks on both frontages; Van Rensselaer and Erie Blvd W. within the new tree lawns; excavate existing soils to the depth of 3' feet and provide new soils to grade. Provide 3 shade trees along Van Rensselaer and 8 shade trees along Erie Blvd, placed approximately 30' on center. Recommended species; Hackberry, Burr Oak, Katsura. Consider replacing Red Maple (over-represented) with Kentucky Coffee tree (Espresso-non fruiting).

***Response: There are water mains directly below new tree lawns and overhead wires directly above along Erie Blvd, owner is not opposed to providing CU soils under sidewalks and street trees but further coordination with the water department and engineering department seems necessary prior to planting over mains. Red Maple has been substituted for honey locust.***

2. Planting schedule quantities do not add up, revise.

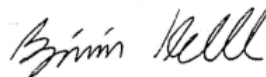
***Response: Planting schedule has been revised.***

The following items are included in this submission:

- Revised Site Plans dated 3/20/2025

Should you require any additional copies of these items, or have any questions related to the submission, please do not hesitate to contact me at 315-257-7258 or BHarrell@chasolutions.com

Very truly yours,



Ben Harrell, PE.  
Project Engineer IV

Enclosures

Cc:

V:\Projects\ANY\K2\23278\CADD\Concept\Marcellus Casket\\_Parking Expansion\Corres\3 - Resubmission\0 - Cover Letter-3-20-2025.docx



Project: SP-25-08 &amp; MaSPR-25-02

Date: 3/24/2025

## *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"/>



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.

☐ 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.
 ☒ 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

3/24/2025

Name of Lead Agency

Date

Steven Kulick

Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

## City of Syracuse

**Parcel History**

01/01/1900 - 03/13/2025

Tax Map #: 105.-09-11.0

Owners: Marsellus Commons LLC

Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
700-18 Erie Blvd W & Van Renssel	10/30/75	Project	Sign Waiver	Approved with	AS-75-102   Waiver of area and number. aka 700-18 Erie Blvd W & Van Rensselaer St
700-18 Erie Blvd W & Van Renssel	12/02/86	Project	Sign Waiver	Approved with	AS-86-024   Waiver of area and number (Tallmadge Tire). aka 700-18 Erie Blvd W & Van Rensselaer St
700-18 Erie Blvd W & Van Renssel	01/07/13	Permit Application	Electric	Issued	09758   Electric
700-18 Erie Blvd W & Van Renssel	01/07/13	Completed Permit	Electric	Certificate Issued	09758   Electric   Certificate of Completion #09758
700-18 Erie Blvd W & Van Renssel	01/08/13	Inspection	Inspector Notification	In Progress	
700-18 Erie Blvd W & Van Renssel	01/08/13	Inspection	Service Inspection	Pass	
700-18 Erie Blvd W & Van Renssel	01/25/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	01/28/13	Permit Application	HVAC/Mechanical	Issued	10007
700-18 Erie Blvd W & Van Renssel	01/30/13	Inspection	Safety Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	01/31/13	Inspection	Initial Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	02/04/13	Inspection	Progress Inspection	Pass	
700-18 Erie Blvd W & Van Renssel	02/06/13	Completed Permit	HVAC/Mechanical	Certificate Issued	10007   Certificate of Completion #10007
700-18 Erie Blvd W & Van Renssel	02/06/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	02/22/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	03/06/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	03/21/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	04/04/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	04/18/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	05/02/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	05/16/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	05/30/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	06/13/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	06/20/13	Completed Complaint	DeadAnimal in Right ofWay	Completed	2013-15105   dead skunk
700-18 Erie Blvd W & Van Renssel	06/28/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	07/11/13	Inspection	Progress Inspection	In Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
700-18 Erie Blvd W & Van Renssel	07/25/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	08/08/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	08/22/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	09/06/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	09/23/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	10/08/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	10/22/13	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	11/06/13	Inspection	Final Inspection	Pass	
700-18 Erie Blvd W & Van Renssel	05/20/15	Permit Application	Electric	Issued	19243   Electrical
700-18 Erie Blvd W & Van Renssel	05/21/15	Inspection	Inspector Notification	In Progress	
700-18 Erie Blvd W & Van Renssel	05/28/15	Inspection	Rough-In Wiring Before Enclosing	Pass	
700-18 Erie Blvd W & Van Renssel	06/04/15	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	06/08/15	Completed Complaint	DeadAnimal in Right ofWay	Completed	2015-15503   dead cat in road
700-18 Erie Blvd W & Van Renssel	06/18/15	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	07/02/15	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	07/16/15	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	08/06/15	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	08/21/15	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	08/28/15	Permit Application	Com. Reno/Rem/Chg Occ	Issued	19669   interior remodel
700-18 Erie Blvd W & Van Renssel	09/01/15	Inspection	Inspector Notification	In Progress	
700-18 Erie Blvd W & Van Renssel	09/04/15	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	09/08/15	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	09/16/15	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	09/18/15	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	09/23/15	Inspection	Progress Inspection	In Progress	
700-18 Erie Blvd W & Van Renssel	09/29/15	Inspection	Final Inspection	Pass	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
700-18 Erie Blvd W & Van Renssel	09/30/15	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	19669   interior remodel   Certificate of Completion #19669
700-18 Erie Blvd W & Van Renssel	10/05/15	Inspection	Final Inspection	Pass	
700-18 Erie Blvd W & Van Renssel	10/06/15	Completed Permit	Electric	Certificate Issued	19243   Electrical   Certificate of Completion #19243
700-18 Erie Blvd W & Van Renssel	11/17/15	Project	Project Site Review	Closed	PR-15-20   FACADE ALTERATIONS (MULVANEY INDUSTRIAL BLDG.)
700-18 Erie Blvd W & Van Renssel	08/11/16	Completed Complaint	DeadAnimal in Right ofWay	Completed	2016-24262   dead woodchuck
700-18 Erie Blvd W & Van Renssel	09/19/17	Completed Complaint	Pot Holes in Road	Completed	2017-22969   huge potholes in road by business
700-18 Erie Blvd W & Van Renssel	01/24/25	Project	SP - Other	On Hold	SP-25-08   Establish a "Parking lot" land use type.
700-18 Erie Blvd W & Van Renssel	02/27/25	Project	Major Site Plan Review	In Review	MaSPR-25-02   Establish a business governed by "parking lot" land use type. The parking lot will be open for public and will provide extra parking spaces for Marsellus Commons.



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Marsellus Commons LLC

From: Zhitong Wu, Zoning Planner

Date: 3/20/2025 4:24:08 PM

Re: Major Site Plan Review MaSPR-25-02  
700-18 Erie Blvd W & Van Renssel, Syracuse, 13204

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

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

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

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	02/28/2025	Vinny Esposito	Storm water must be controlled on site. There can be no discharge to Tracy Street or the Tracy street sewer. Any storm water over flow after detention requirements are met must be to the Erie Blvd., storm sewer. Drainage plan must be approved by the City Engineer.
DPW - Transportation Planner	Conditionally Approved	03/20/2025	Neil Milcarek-Burke	3/20/25 Revised plans dated 3/20/25 address previous comments.  3/6/25 - Parking lot to be curbed and delineate snow piling areas. - Parking lot to incorporate necessary accessible stalls. - Public parking lot must incorporate ADA compliant walkway to/from public ROW and any other parcel intended to be served by this lot. - A 6' metal fence at the sidewalk edge along an multi-lane arterial roadway is not an acceptable streetscape design. - Fencing to be offset from sidewalk edge 3'+ for maintenance and pedestrian needs. Sidewalk 6' wide with 5' or greater snow storage, with ADA compliant curb ramps. - Full-height curbing to be replaced along entire frontage, current plans propose retaining drop curb along Erie Blvd E. at the western edge of the parcel.
Zoning Planner	On Hold	02/27/2025	Zhitong Wu	2/27/2025 Waiting for easement agreement to allow the proposed parking lot to encroach into nearby property (115 Van Rensselaer St).



Parks - Forestry	Approved	03/12/2025	Jeff Romano	Forestry requires CU soils under proposed sidewalks on both frontages; Van Rensselaer and Erie Blvd W. Within the new tree lawns; excavate existing soils to the depth of 3' feet and provide new soils to grade. Provide 3 shade trees along Van Rensselaer and 8 shade trees along Erie Blvd, placed approximately 30' on center. Recommended species; Hackberry, Burr Oak, Katsura. Consider replacing Red Maple (over-represented) with Kentucky Coffee tree (Espresso-non fruiting). Planting schedule quantities do not add up, revise.
Planning Commission	Pending	02/27/2025		
DPW Traffic Control- Zoning	Conditionally Approved	03/07/2025	Charles Gafrancesco	3.7.25 Conditionally Approved.  - Contractor shall submit MUTCD compliant work zone traffic plan (WZTP) during permit process if the nature of this sitework is to affect pedestrian or vehicular traffic the public ROW. It is the applicant's responsibility to ensure that the WZTC (work zone traffic control) plan submitted during permit process is compliant with all MUTCD regulations, State and local laws.