



**CITY OF SYRACUSE, MAYOR BEN WALSH**  
**300 South State Street, Suite 700 Syracuse, NY 13202**

Department of Neighborhood and Business Development  
 Jake Dishaw, Zoning Administrator  
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<b><i>SP-25-16</i></b>	<b><i>Staff Report – June 16, 2025</i></b>
<b><i>Application Type:</i></b>	Special Use Permit
<b><i>Project Address:</i></b>	201 Milton Ave. & Ulster St. (111.-31-15.0)
<b><i>Summary of Proposed Action:</i></b>	Establish new ice cream business enterprise subsumed and governed by the “Restaurant ≤ 1,000 sqft” land use type in the MX-1 Zone District in a former package food restaurant.
<b><i>Owner/Applicant</i></b>	Todd Storinge, Tipperary Twist, LLC (Property Owner) James Owen (Applicant)
<b><i>Existing Zone District:</i></b>	MX-1, Urban Neighborhood Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, east, south, and west are the Urban Neighborhood, MX-1 Zone District.
<b><i>Companion Application(s)</i></b>	<b>MiSPR-25-70:</b> Change of use and building renovation to establish an ice cream shop.
<b><i>Scope of Work:</i></b>	Establish new ice cream business enterprise subsumed and governed by the “Restaurant ≤ 1,000” land use type.
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- The existing structure is a legal nonconforming two-story mixed-use structure, due to it not meeting the minimum lot area (1,650 sqft where 2,000 sqft is required), the side setback on the eastern portion being too small (0.7 FT, where 4.95 FT is required), and the front setback being too small (0 FT where 20 FT is required). No expansion of the structure may take place.</li> <li>- One vacant residential unit is present in the primary structure on the upper floor; the Certificate of Compliance application is in progress as the building permit is awaiting approval of this Special Use Permit.</li> <li>- A State Variance to the New York State Uniform Fire Prevention &amp; Building Code was granted with three conditions February 11<sup>th</sup>, 2025, to allow for the multiple encroachments into the Public ROW.</li> <li>- This property is exempt from the minimum parking requirement pursuant to ReZone, Art. 4, Sec. 4.4B(3)b. No onsite parking is required or provided due to the lot being smaller than 5,000 sqft.</li> <li>- The applicant proposes installing a staple-style bicycle rack. A bus stop is on the adjacent corner of the property.</li> <li>- Previously, the structure has been utilized as a restaurant since the 1970s, including a pizza shop and deli, standalone pizza shop, and most recently as a chicken wing restaurant.</li> <li>- The proposed hours of operation are 11AM-11PM every day.</li> <li>- <b>Staff recommend approving the subject project.</b></li> </ul> <p><b><u>Special Use Permit Approval Criteria:</u></b></p> <ul style="list-style-type: none"> <li>- <b>Compatibility with the Surrounding Area</b> The proposed business will occupy a mixed-use building that has historically operated as various restaurant uses. The proposed use is consistent with this longstanding commercial pattern and will not represent a departure from the established neighborhood character.</li> <li>- <b>Minimization of Impact on the Surrounding Area</b></li> </ul>

	<p>The proposal does not include any structural expansion, thereby preserving the existing building footprint and avoiding further encroachment. Bicycle rack will be installed to encourage alternative transportation, and a bus stop is located directly adjacent to the property, reducing reliance on vehicular traffic.</p> <ul style="list-style-type: none"> <li>- <b>Consistency with the General Purpose and Intent of the Ordinance</b> The proposal supports the intent of the MX-1 Zone District by maintaining a pedestrian-oriented commercial use at the ground level of a mixed-use structure. The business promotes a walkable, community-serving amenity that aligns with urban infill principles and zoning objectives.</li> <li>- <b>Compliance with All Applicable Standards</b> All applicable zoning standards have been satisfied</li> <li>- <b>Consistency with the Comprehensive Plan and Other City Policies</b> The proposal aligns with the City’s Comprehensive Plan by supporting reinvestment in existing urban fabric, encouraging mixed-use activity in established corridors, and promoting small-scale, locally serving commercial enterprises.</li> <li>- <b>Minimization of Adverse Impact on Health, Safety, and Welfare</b> With no change to the building footprint and adherence to building and zoning codes, the proposal minimizes any adverse impacts on public health, safety, or welfare.</li> </ul> <p><b><u>Recommended conditions if approved:</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 the following specific conditions: <ul style="list-style-type: none"> <li>1. The business shall control noise levels to a reasonable degree so as to not violate the City of Syracuse’s local noise ordinance located at Chapter 40, Section 40-16 of the Revised General Ordinances for the City of Syracuse.</li> <li>2. No live entertainment is permitted without an entertainment license, including but not limited to a dance floor, live music, DJs, dancers, and karaoke.</li> </ul> </li> </ul>
<p><b><i>Zoning Procedural History:</i></b></p>	<ul style="list-style-type: none"> <li>- SP-83-34M1   Approved   Minor changes to signs approved by SP-83-34.</li> <li>- SP-98-21   Denied   Sought to increase interior seating area for <i>Oompas Pizza</i>.</li> <li>- SD-95-50   Closed Administratively   Illegal fence built, application abandoned after fence was removed.</li> <li>- SP-83-34   Approved   Approved new restaurant known as <i>Primos Pizza III</i>.</li> <li>- AS-74-2   Closed Administratively   Opened in error.</li> <li>- SP-74-4   Approved   Approved new restaurant known as <i>Warner’s Delicatessen</i>.</li> <li>- SP-73-20   Denied   Denied new tavern restaurant due to proximity to residential zone.</li> </ul>

<b>Summary of Zoning History:</b>	In 1973 an application for a special permit for a tavern within 500 ft of a residential zone district was denied. In 1974 a special permit was granted for a Take-Out Food Service pizza shop known as <i>Warner's Delicatessen</i> , with no seating or parking provided. In 1983 a Package food restaurant replaced the former deli with a pizza shop known as <i>Primos Pizza III</i> , and a revised Special Permit was issued for the new business, no seating or onsite parking was provided. In 1995 a fence was illegally constructed in the ROW on Milton Ave., a Screening Device Waiver was applied for, but closed administratively and the fence was removed. In 1998 a Special Permit was denied the sought to alter the seating plan and allow for indoor seating. In 2017 a modification on SP-83-34 was approved to make alterations to the previously approved signage.
<b>Code Enforcement History:</b>	See attached code enforcement history.
<b>Zoning Violations:</b>	The proposed lot has no zoning violations.
<b>Summary of Changes:</b>	This is not a continued application.
<b>Property Characteristics:</b>	<p>The subject property is a regularly shaped corner lot with 33 feet of frontage on Ulster St. and 50 feet of frontage on Milton Ave for a total area of 1,650 sqft. The front of the building on Ulster St. encroaches 1.5 feet into the Public ROW, while the porch encroaches its entire 6 feet into the Public ROW. The side of the building on Milton Ave. has a set of stairs which encroaches 4 feet into the Public ROW and a cellar entrance which encroaches 5.7 feet into the Public ROW.</p> <p>The property has two primary street frontages, along Milton Ave. and Ulster St. The southern property line is along Ulster St. for 33 FT. The northern property line borders 203 Milton Ave. for 33 FT. The eastern property line is along Milton Avenue for 50 FT. The western property line borders 502 Ulster St. for 50 FT.</p>
<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.
<b>Onondaga County Planning Board Referral:</b>	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
- Location Survey for :201 Milton Avenue, East One – Half of Subdivision 2 in lot No. 1, Block No. 58 in the Former Village of Geddes, City Of Syracuse, County Of Onondaga, State Of New York; Licensed Land Surveyor: James M. Dussing Sr.; Dussing Land Surveying, LLC; Scale: 1"= 10'; Dated: 3/14/2019.
- Tipperary Twist Alteration (Sheets A0, A0.1, A0.2, A1, A2, A0.3) 201 Milton Avenue, Syracuse, New York; Drawn by JO, Stamped and Sealed by Rod VanderWater, Registered Architect, dated 1/9/2025

**Attachments:**

Major Site Plan Review Application

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments

**Context Maps:**

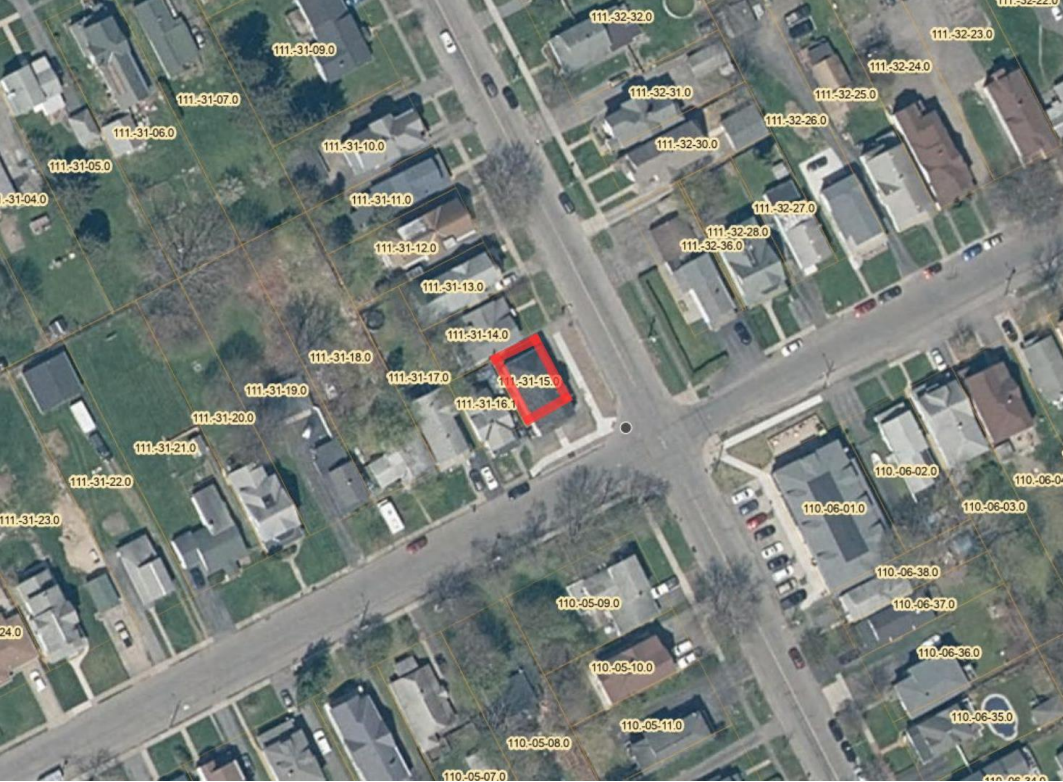
**Figure 1:** Zone District of Subject Property



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/>



ON THIS SITE ONE SPECIAL USE  
PERMIT (SP-25-16) TO ESTABLISH  
A BUSINESS GOVERNED UNDER THE  
RESTAURANT <1,000 SQFT LAND USE  
TYPE IS BEING PROPOSED THIS  
MATTER WILL BE DISCUSSED AT A CITY  
PLANNING COMMISSION MEETING ON  
JUNE 16, 2025 AT 6:00 PM IN THE COMMON  
COUNCIL CHAMBERS CITY HALL  
SYRACUSE NEW YORK





## 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

### Summary of Site Plan Review Procedure

The Site Plan Review procedure is summarized below. For complete details, see Sections 7.3 and 7.4.A of the Zoning Ordinance.

<b>1</b>	<b>Pre-Application Conference</b>	<i>Option for minor; required for major site plan</i>	
<b>2</b>	<b>Application Submittal and Processing</b>	<i>Submit to Office of Zoning Administration</i>	<b>Submittal and Internal Review</b>
<b>3</b>	<b>Staff Review and Action</b>	<i>Review by Office of Zoning Administration for minor and major; decision by Office of Zoning Administration for minor site plan</i>	
<b>4</b>	<b>Scheduling and Notice of Public Hearings</b>	<i>Optional for minor; required for major site plan</i>	<b>Hearings and Decision-Making</b>
<b>5</b>	<b>Review and Decision</b>	<i>Does not apply for minor; review and decision by City Planning Commission for major</i>	
<b>6</b>	<b>Post-Decision Actions and Limitations</b>	<i>Site plan expires after one year (unless extended)</i>	

#### 1. Pre-Application Conference

- Opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development

#### 2. Application Submittal and Processing

- Submit to Office of Zoning Administration along with applicable fees

#### 3. Staff Review and Action

- Applications are not considered complete until all required submittals are received
- Includes evaluation of the application under the State Environmental Quality Review Act (SEQR)
- Staff renders a decision for minor site plan review

#### 4. Scheduling and Notice of Public Hearings

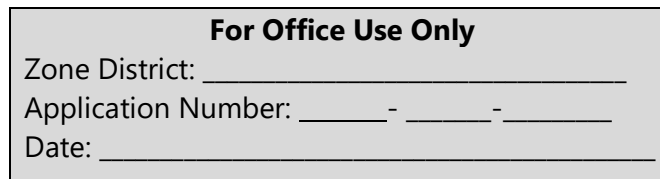
- Not applicable for minor site plan
- The major site plan application shall be scheduled for a public hearing before the City Planning Commission

#### 5. Review and Decision

- For major site plans, the City Planning Commission shall hold a public hearing within 62 days of the determination that the application is complete

#### 6. Post-Decision Actions and Limitations

- The Office of Zoning Administration shall mail a copy of the decision to the applicant
- Site plan approval shall expire if the authorized use or construction has not obtained all necessary permits within one year of approval, or an extension is granted



Business/project name: TIPPERARY TWIST		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 201 MILTON AVENUE		
Tax Map ID#: 111.-31-15.0		Lot size (sq. ft.): 1,650
Current use of property: MULTI-USE A2 AND R3 (NYSBC USE)		Proposed: A2 + R3
Current number of dwelling units (if applicable): TWO		Proposed: TWO
Current onsite parking (if applicable): NONE		Proposed: NONE
Zone District (base and any overlay) of property: MX-1		
Companion zoning applications (if applicable, list any related zoning applications): SPECIAL USE PERMIT		
Type of Site Plan: <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor		
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input checked="" type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size:	Type:	Location:
Size:	Type:	Location:
Nature and extent of Site Plan requested (attach additional pages if necessary): NEW ICE CREAM PARLOR BUILD-OUT AT FORMER PIZZA TAKE-OUT RESTAURANT TENANT SPACE. EXTERIOR IMPROVEMENTS INCLUDE A NEW ADA ACCESSIBLE RAMP AND A CUSTOMER SERVICE WALK-UP WINDOW. BECAUSE THESE IMPROVMEENTS ENCROACH IN THE EASEMENT, A STATE VARIANCE HAS BEEN APPLIED FOR AND GRANTED TO ALLOW FOR THESE ENCROACHEMNTS INTO THE PUBLIC RIGHT OF WAY. OTHER IMPROVEMENTS INCLUDE A FENCE ALONG BOTH THE MILTON AVE AND ULSTER STREET FRONTAGES. THERE CURRENTLY IS NOT ANY OFF STREET PARKING PROVIDED, AND NONE WILL BE. NEW BUSINESS SIGN WILL BE SUBMITTED SEPARATLY BY TENANTS SIGN CONTRACTOR.		



## 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:** TODD STORINGE

Signature:

Date: 4/13/2025

Mailing address: 410 NEW CASTLE ROAD, GEDDES, NY

Phone: (315) 417-7852

Email: TSTORINGE@BHG-INC.COM

**Print authorized agent's name:** JAMES OWEN

Date: 4/13/2025

Signature:

Mailing address: 207 MAPLE DR, FAYETTEVILLE, NY

Phone: (315) 952-6652

Email: JAMES@JMOWENDESIGN.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:





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- 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** 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** 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** 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)

# Short Environmental Assessment Form

## Part 1 - Project Information

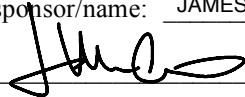
### Instructions for Completing

**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: 201 MILTON AVE IMPROVEMENTS			
Project Location (describe, and attach a location map): 201 MILTON AVENUE, SYRACUSE, NY			
Brief Description of Proposed Action: NEW ICE CREAM PARLOR BUILD-OUT AT FORMER PIZZA TAKE-OUT RESTAURANT TENANT SPACE. EXTERIOR IMPROVEMENTS INCLUDE A NEW ADA ACCESSIBLE RAMP AND A CUSTOMER SERVICE WALK-UP WINDOW. BECAUSE THESE IMPROVEMENTS ENCROACH IN THE EASEMENT, A STATE VARIANCE HAS BEEN APPLIED FOR AND GRANTED TO ALLOW FOR THESE ENCROACHMENTS INTO THE PUBLIC RIGHT OF WAY. OTHER IMPROVEMENTS INCLUDE A FENCE ALONG BOTH THE MILTON AVE AND ULSTER STREET FRONTAGES. THERE CURRENTLY IS NOT ANY OFF STREET PARKING PROVIDED, AND NONE WILL BE. NEW BUSINESS SIGN WILL BE SUBMITTED SEPARATELY BY TENANTS SIGN CONTRACTOR.			
Name of Applicant or Sponsor:  JAMES OWEN		Telephone: 315 952-6652  E-Mail: JAMES@JMOWENDESIGN.COM	
Address: 207 MAPLE DR			
City/PO: FAYETTEVILLE		State: NY	Zip Code: 13066
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: CITY OF SYRACUSE BUILDING PERMIT		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.038 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?		.038 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	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. <u>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?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

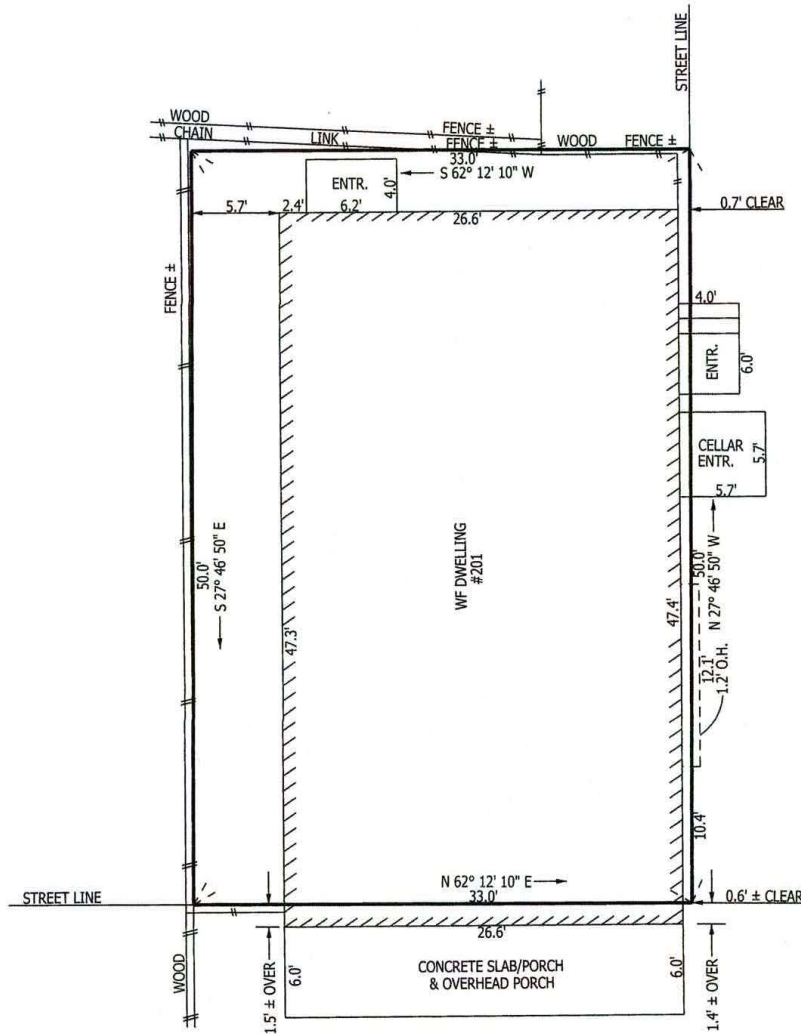
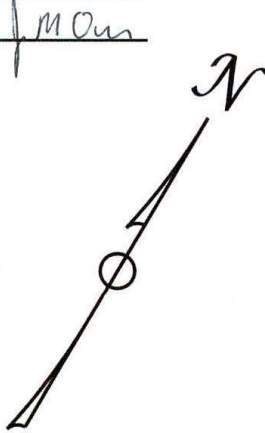
14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. <u>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?</u>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:  EXISTING RUNOFF WILL RUN TO EXISTING STREET GUTTERS		
18. <u>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)?</u> If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>JAMES OWEN</u> Date: <u>04/13/25</u></p> <p>Signature: <u></u> Title: <u>PROJECT DESIGNER</u></p>		

NO ABSTRACT PROVIDED AT TIME OF SURVEY.

SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS  
& EXCEPTIONS OF RECORD WHICH AN UPDATED  
ABSTRACT WOULD SHOW.

RECHECKED & RECERTIFIED

1/29/20



MILTON AVENUE

ULSTER STREET

CERTIFIED TO

LOCATION SURVEY FOR: 201 MILTON AVENUE

EAST ONE - HALF OF SUBDIVISION 2 IN LOT NO. 1, BLOCK NO. 58  
IN THE FORMER VILLAGE OF GEDDES

CITY OF SYRACUSE

COUNTY OF ONONDAGA

STATE OF NEW YORK

PROPERTY CORNERS NOT SET IN THIS SURVEY UNLESS SHOWN.  
OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS UNLESS OTHERWISE  
INDICATED.  
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL  
SURVEY.

N.Y.S. LICENSED LAND SURVEYOR NO. 050692 J.M.D. N.Y.S. LICENSED LAND SURVEYOR NO. 049001



**DUSSING LAND SURVEYING, LLC**

**JAMES M. DUSSING SR. LIC. NO. 050692**

**SYRACUSE, NEW YORK**

**PHONE: 315-256-5372 FAX: 315-492-6892**

DATE: 3/14/19

SCALE: 1" = 10'

FILE NO.: 19-178

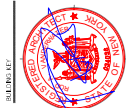


# TIPPERARY TWIST



TIPPERARY  
TWIST  
Alterations

PROJECT ADDRESS:  
201 Million Avenue  
Syracuse, New York



ARCHITECT OF RECORD:  
Rod Vanderwater, P.E.  
7515 Morgan Road, Liverpool, NY

DATE AND SCALE:  
Project No.: 21020  
Drawn By: JAC  
Date: 02/07/25

SHEET INFORMATION:  
Project Name: 201M  
Project No.: 21020  
Drawn By: JAC  
Date: 02/07/25  
Title: Alterations  
Title Sheet - CODE

A0

## CODE INFORMATION

MUNICIPALITY: CITY OF SYRACUSE, NEW YORK  
NATURE OF WORK: NEW TAKE-AWAY ICE CREAM TAILOR TO OCCUPY FORMER TAKE-AWAY PIZZA RESTAURANT. IMPROVEMENTS WILL INCLUDE: NEW EXTERIOR SIGNAGE, NEW EXTERIOR LIGHTING, NEW EXTERIOR PAINT, NEW EXTERIOR FLOORING, NEW EXTERIOR WALLS, NEW EXTERIOR ROOFING, NEW EXTERIOR FOUNDATION, NEW EXTERIOR FINISHES, NEW EQUIPMENT CONSISTENT WITH THE PREPARATION AND SERVING OF ICE CREAM. THERE WILL BE NO COOKING OR FRYING. ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING & LIFE SAFETY SYSTEMS TO BE ADAPTED TO NEW TENANT LAYOUT.  
CODES: 2020 NYC INTERNATIONAL FIRE CODE, 2020 NYC INTERNATIONAL PLUMBING CODE, 2020 NYC INTERNATIONAL MECHANICAL CODE AND 2020 NYS ENERGY CONSERVATION CODE

DESIGNER:  
JIT OVERLY DESIGN, LLC  
207 MAPLE DRIVE  
SYRACUSE, NEW YORK 13206  
C. 315 462-4662

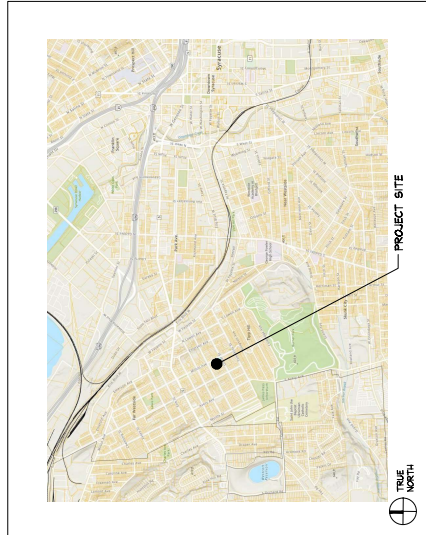
ARCHITECT:  
ROD VANDERWATER, P.E.  
7515 MORGAN ROAD  
LIVERPOOL, NY 13090  
C. 315 472-8806

## PROJECT DIRECTORY

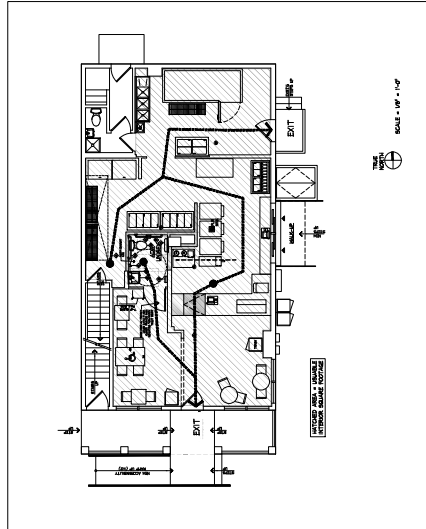
OWNER/TENANT:  
TIPPERARY TWIST  
207 MAPLE DRIVE  
SYRACUSE, NEW YORK 13206  
C. 315 471-7852

CONTRACTOR:  
TIPPERARY TWIST

## LOCATION MAP



## EGRESS DIAGRAM



## CODE REVIEW

CODE REVIEW	REFERENCE	PROVIDED	REQUIRED
CONSTRUCTION TYPE	BC000	TYPE I-A	REPT / ALLOWED
USE GROUP	BC000.1.1	TYPE BUSINESS (1-50 OCC)	TYPE BUSINESS (1-50 OCC)
OCCUPANT LOAD	BC000.1.2	SEATING = 150A / 150 = 1 OCC TOTAL = 24	SEATING = 150A / 150 = 1 OCC BACK OF HOUSE BUSINESS = 150A / 150 = 1 OCC

## WORK AREA COMPLIANCE

NON-SEPARATED OCCUPANCY:	BC000.3.1-3	BC000.3.1-3	1ST FLOOR TENANT WORK AREA: 19
HORIZONTAL SEPARATION:	BC000.3.1.1	BC000.3.1.1	1-HR
FIRE ALARM SYSTEM:	BC000.3.2	NO	NO
AUTOMATIC SMOKE DETECTION:	BC000.3.2.1	YES	YES - EXISTING
2ND FLOOR EXISTING WATER SHALLOUP	BC000.3.2.2	YES	YES - EXISTING

## NUMBER OF EXITS

TRAVEL DISTANCE:	BC000.3.2.1	2 ACTUAL	1 REQUIRED (50 OCC)
EXISTS COMPONENT WIDTH:	BC000.3.2.1	APPROX. 30'	75' MAX. ALLOWED
PLUMBING FIXTURES:	BC000.3.2	30' ACTUAL	24 x 0.25' ALLOWED
DRAINAGE DRAINAGE:	PC000.3.1	1 - UNINDEX AC	1 - UNINDEX AC
GREASE INTERCEPTION:	PC000.3.1	1 - UNINDEX AC	1 - UNINDEX AC
ACCESSIBILITY:	BC000.3.1	1 ACCESS ENTRANCE	1 ACCESS ENTRANCE
PUBLIC ENTRANCES:	BC000.3.1	1 ACCESS ENTRANCE	1 ACCESS ENTRANCE
TOILET ROOMS:	BC000.3.1	1 ACCESS TOILET RM	1 ACCESS TOILET RM

## DRAWING INDEX

#	SHEET	DESCRIPTION	ISSUED	REVISION	PERMIT
1.	A0	COVER SHEET - PROJ INFO + CODE REVIEW	01/07/25	01/07/25	01/07/25
2.	A1	GENERAL NOTES	01/07/25	01/07/25	01/07/25
3.	A2	CONSTRUCTION + DEMOLITION PLANS	01/07/25	01/07/25	01/07/25
4.	A3	EQUIPMENT PLAN, SCHEDULE + POWER PLAN	01/07/25	01/07/25	01/07/25



- [illegible]

8 EXISTING VIEW LOOKING NORTH

### CONSTRUCTION PLAN LEGEND

[illegible]

**GENERAL CONSTRUCTION PLAN NOTES:**

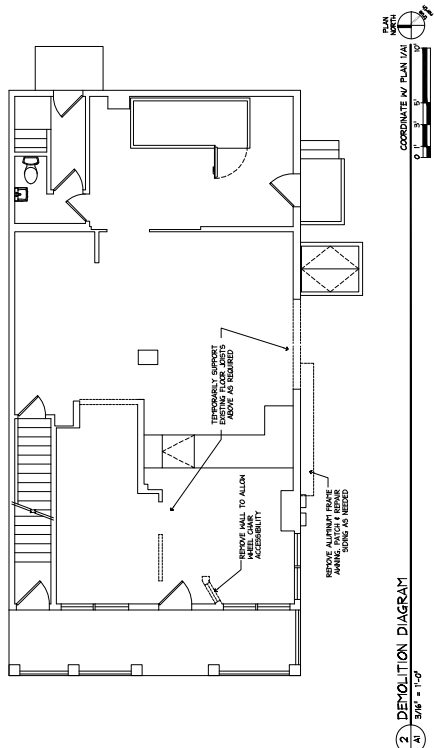
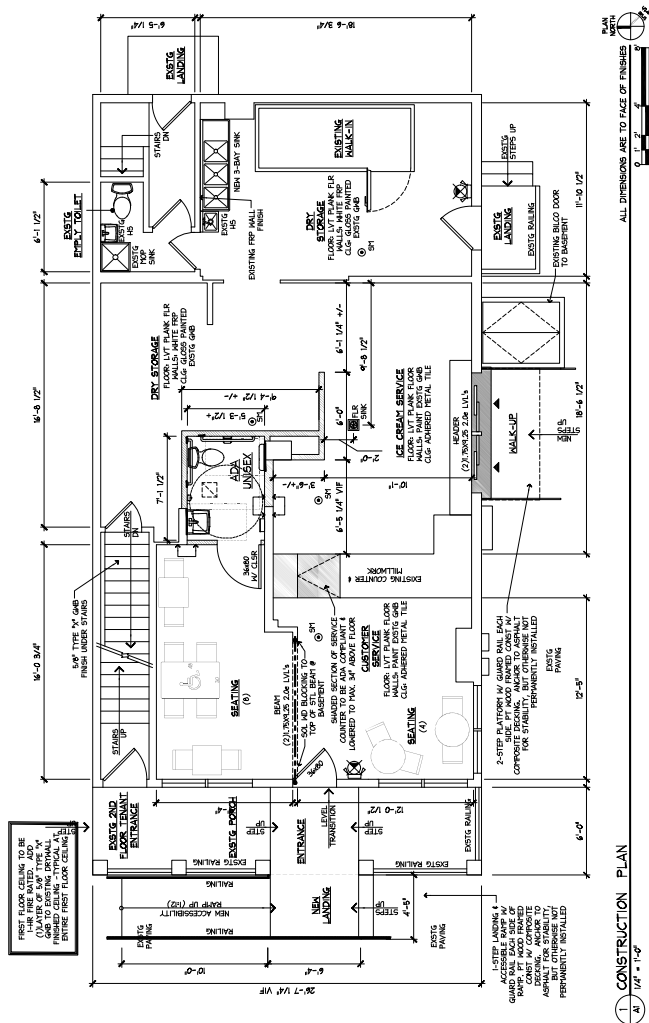
HVAC, PLUMBING, ELECTRICAL, AND FIRE DETECTION SYSTEMS TO BE DESIGN-BUILD BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS, PERMITS, AND INSPECTIONS REQUIRED BY LOCAL AND STATE CODES. UPON SUBSTANTIAL COMPLETION, CONTRACTOR IS TO PROVIDE AS-BUILT DRAWINGS TO BUILDING OWNER.

**FINISHES NOTES:**

INSTALL NEW LUXURY VINYL TILE & WALL BASE AT ALL FRONT OF HOUSE AND BACK OF HOUSE AREAS  
PAINT EXISTING CAB AT FRONT OF HOUSE AND TOILET ROOT WALLS.  
NEW WHITE FRP WALL FINISHED TO RAUF AT BACK OF HOUSE. USE MANUFACTURERS REPAIRS TO FINISH EXPOSED EDGES AND PANEL JOINTS.  
REPAIRING WALL SURFACES AND CEILING AND DOORS & FRAMES TO BE PAINTED WITH HIGH QUALITY DURABLE PAINT APPROPRIATE FOR COMMERCIAL USE. REPAIR SURFACES TO EXISTING PAINT.

## DEMOLITION PLAN NOTES:

- [illegible]







PROJECT NAME  
TIPPECANOE  
Alterations

PROJECT ADDRESS  
201 Million Avenue  
Syracuse, New York

S.B. BAC 47



ARCHITECT OF RECORD  
J.M. O'Neil Architects, Inc.  
155 Lexington Ave., Suite 1417  
New York, NY 10017

DATE: 01/20/17  
DRAWN BY: JMB  
CHECKED BY: JMB  
IN CHARGE: JMB

SHEET NO. 201-001-01  
PROJECT NO. 15222224  
DATE: 01/20/17

PROJECT NAME  
TIPPECANOE  
Alterations

PROJECT TITLE  
COMMITTEE - POWER PLAN  
TOILET ROOM DETAILS

PROJECT NO.  
15222224

DATE  
01/20/17

PROJECT ADDRESS  
201 Million Avenue  
Syracuse, New York

GENERAL POWER PLAN NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS, PERMITS, AND INSPECTIONS REQUIRED BY LOCAL AND STATE CODES.
2. THE EXISTING BREAKER PANELS ARE TO BE USED & NEW CIRCUITS ADDED AS REQUIRED. ALL NEW CIRCUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES. ALL NEW CIRCUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES.
3. POWER ENTRY SHALL BE ON THE POWER PLAN AND IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES. ALL NEW CIRCUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES.
4. ALL ELECTRICAL RECEPTACLE DEVICES TO BE INSTALLED AT 15' ON OR AS REQUIRED BY THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES. ALL NEW CIRCUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES.
5. PULLBOXES OR MANHOLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES. ALL NEW CIRCUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES.
6. INSPECT AND REPAIR AS REQUIRED BY THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES. ALL NEW CIRCUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES.
7. CARBON MONOXIDE DETECTORS AT FIRST FLOOR & BASEMENT

SYMBOL LEGEND

Item	Status or Requirement
1	TOILET ELECTRICAL OUTLET INSTALLED IN PLUMBING ROOM AS REQUIRED FOR PLUMBING APPLICATION
2	GROUND FAULT INTERRUPTER (GFI) ELECTRICAL OUTLET
3	ELECTRICAL OUTLET (PANEL) WHERE INDICATED IN THE PLAN
4	DEDICATED DUPLEX ELECTRICAL OUTLET
5	EXISTING TO REPAIR
6	TOILET (NIP) DUPLEX ELECTRICAL OUTLET
7	DATA OUTLET, POINT AT & NIP (OWN)

NOTES: ALL DEVICES TO BE INSTALLED IN PLUMBING ROOM AS REQUIRED FOR PLUMBING APPLICATION. ALL NEW CIRCUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES.

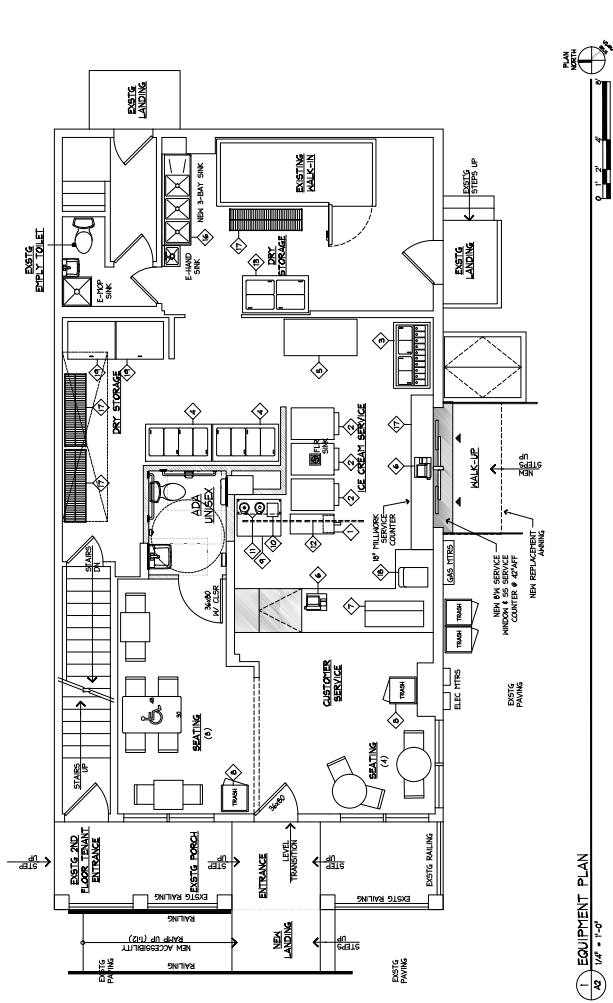
EQUIPMENT PLAN LEGEND

NO.	DESCRIPTION	MANUFACTURER	MODEL	SIZE	DATE	REMARKS
01	FROZEN WATER ICE MACHINE	ELECTRO FREEZE	BOH	36" X 36" X 36"	1/2"	FLOOR SINK FOR DRINKING
02	SOFT SERVE ICE CREAM MACHINE	ELECTRO FREEZE	FLR-80	36" X 36" X 36"	1/2"	FLOOR SINK FOR DRINKING
03	ICE CREAM TOPPING CENTER	MASTER-BILT	DC-80	36" X 36" X 36"	1/2"	FLOOR SINK FOR DRINKING
04	ICE CREAM TOPPING CENTER	MASTER-BILT	DC-80	36" X 36" X 36"	1/2"	FLOOR SINK FOR DRINKING
05	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
06	POINT OF SALE	TBD	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
07	TRANS RECEPTACLE	TBD	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
08	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
09	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
10	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
11	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
12	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
13	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
14	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
15	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
16	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
17	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
18	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
19	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS
20	55 MARK TABLE	ADVANCE TACO	---	36" X 36" X 36"	1/2"	UNDER SHEET, 1" BACK SPLASH & COUNTERS

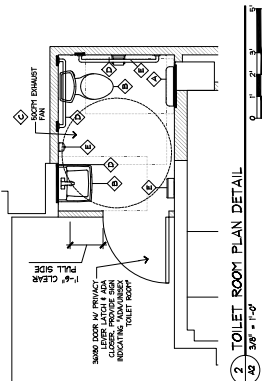
NOTES: ALL DEVICES TO BE INSTALLED IN PLUMBING ROOM AS REQUIRED FOR PLUMBING APPLICATION. ALL NEW CIRCUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES.

TOILET ROOM PLAN NOTES

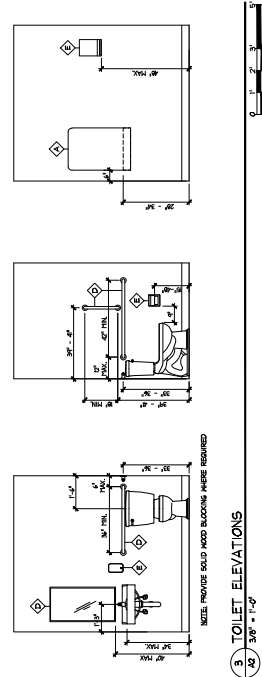
1. TOILET ROOM PLAN NOTES
2. TOILET ROOM PLAN NOTES
3. TOILET ROOM PLAN NOTES
4. TOILET ROOM PLAN NOTES
5. TOILET ROOM PLAN NOTES
6. TOILET ROOM PLAN NOTES
7. TOILET ROOM PLAN NOTES
8. TOILET ROOM PLAN NOTES
9. TOILET ROOM PLAN NOTES
10. TOILET ROOM PLAN NOTES
11. TOILET ROOM PLAN NOTES
12. TOILET ROOM PLAN NOTES
13. TOILET ROOM PLAN NOTES
14. TOILET ROOM PLAN NOTES
15. TOILET ROOM PLAN NOTES
16. TOILET ROOM PLAN NOTES
17. TOILET ROOM PLAN NOTES
18. TOILET ROOM PLAN NOTES
19. TOILET ROOM PLAN NOTES
20. TOILET ROOM PLAN NOTES



10 EQUIPMENT PLAN  
3/8" = 1'-0"



2 TOILET ROOM PLAN DETAIL  
3/8" = 1'-0"



3 TOILET ELEVATIONS  
3/8" = 1'-0"





PROJECT NAME  
**TIPPERARY**  
**TWIST**  
Alterations

PROJECT ADDRESS  
201 Milton Avenue  
Syracuse, New York

BUILDING KEY

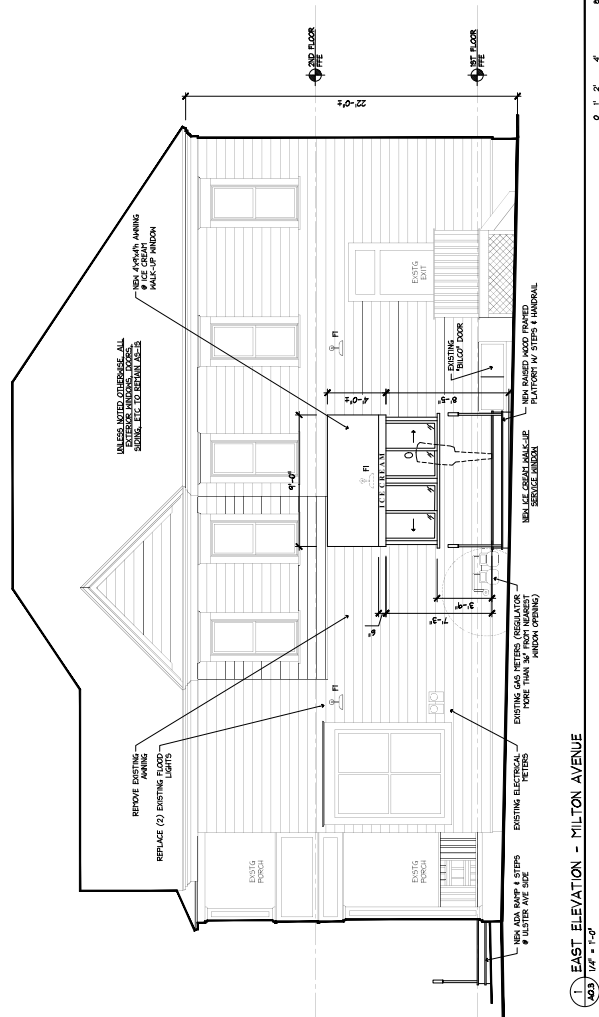
ARCHITECT OF RECORD  
Rod VanderWater, P.C.  
7515 Mengon Road • Luthersburg, NY

<b>DRAWING ISSUE</b>	<b>Date:</b>
<b>Issued:</b>	05/07/25
<b>ZONING REVIEW</b>	

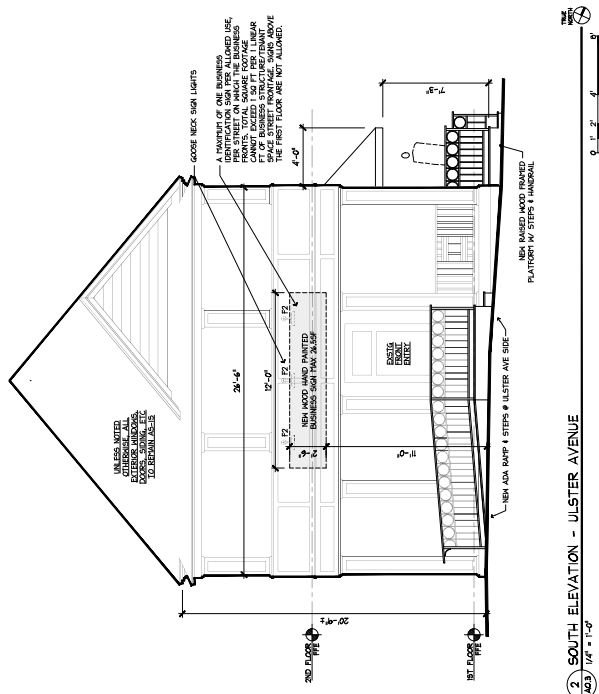
<b>SHEET INFORMATION</b>	
Project Date:	7/22/2024
Project No.:	24-020
Drawn By:	JG

<b>PAGE TITLE</b>
<b>EXTERIOR ELEVATIONS</b>

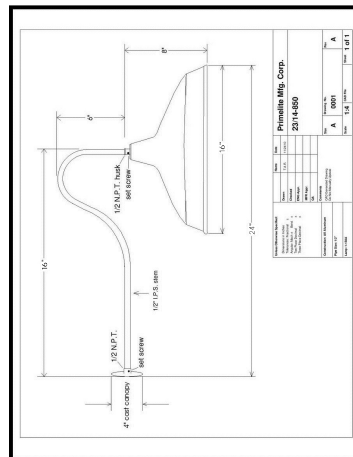
A0.3



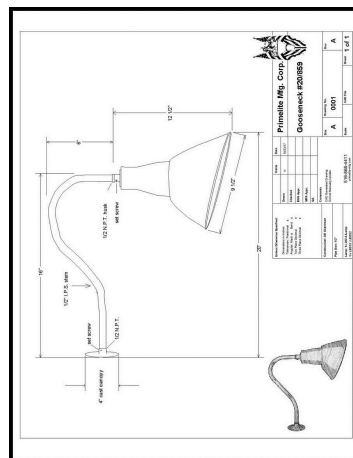
1 EAST ELEVATION - MILTON AVENUE



2 SOUTH ELEVATION - ULSTER AVENUE



3 LIGHT FIXTURE FI  
403 NTS



4 LIGHT FIXTURE F2

Project: SP-25-16

Date: 6/16/2025

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: SP-25-16

Date: 6/16/2025

## ***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.

- ☐ 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.

City of Syracuse City Planning Commission

6/16/2025

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)

## Parcel History

01/01/1900 - 06/13/2025

Tax Map #: 111.-31-15.0

Owners: GARY ADAMSKI, Tipperary Twist, LLC

Zoning: MX-1

Address	Date	Transaction	Transaction Type	Status	Description
201 Milton Ave & Ulster St	08/09/73	Project	SP - Other	Denied	SP-73-20   Tavern
201 Milton Ave & Ulster St	02/28/74	Project	SP - Gas, Service Station	Approved	SP-74-04   Take-out food service. - PIZZA SHOP & DELI (WARNER) aka 201 Milton Ave & Ulster St
201 Milton Ave & Ulster St	04/09/74	Project	Off Premise Advertising	Closed	AS-74-002   Sign using an existing sign board. (Issued in error).
201 Milton Ave & Ulster St	03/23/83	Project	SP - Restaurant	Approved	SP-83-34   Package food restaurant (Primos Pizza III)
201 Milton Ave & Ulster St	02/14/96	Project	Screening Device Waiver	Closed	SD-95-50   FENCE IN R-O-W. SENT TO LAW DEPARTMENT ON AUGUST 22, 1995 - E. THEODORE
201 Milton Ave & Ulster St	06/15/98	Project	SP - Restaurant	Denied	SP-98-21   RESTAURANT EXPANSION (OOMPAS PIZZARIA) MISSING C OF U AS OF 1/16/07.
201 Milton Ave & Ulster St	02/11/10	Permit Application	Encroachment (Converted)	Denied	SD-10-01   ENCROACH INTO MILTON AVE ROW WITH PARKING
201 Milton Ave & Ulster St	11/02/13	Completed Complaint	Sewer Back Up	Completed	2013-26485   sewer b/u
201 Milton Ave & Ulster St	11/02/13	Completed Complaint	Jet Lateral/Main	Completed	2013-26659   flush on monday
201 Milton Ave & Ulster St	01/08/15	Inspection	Complaint Inspection	Fail	
201 Milton Ave & Ulster St	01/08/15	Violation	2010 IMC - Section 109.1 - Administration and Enforcement	Closed	
201 Milton Ave & Ulster St	01/16/15	Completed Complaint	Building W/O Permit	Completed	2015-00592
201 Milton Ave & Ulster St	01/16/15	Inspection	Complaint Inspection	Pass	
201 Milton Ave & Ulster St	03/16/15	Periodic Inspection	C of C	CC - Valid/Cert	
201 Milton Ave & Ulster St	03/20/16	Periodic Inspection	Smoke Certification	SC - Issued	
201 Milton Ave & Ulster St	10/24/16	Inspection	Complaint Inspection	Fail	
201 Milton Ave & Ulster St	10/24/16	Violation	SPCC - C of U - Sec 27-164 (A)	Closed	
201 Milton Ave & Ulster St	10/24/16	Violation	SPCC - C of U - Sec. 27-164 (B)	Closed	

## Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
201 Milton Ave & Ulster St	11/15/16	Completed Complaint	Complaint Reqst - General	Completed	2016-30704   Just Wing It lacks Certificate of Use
201 Milton Ave & Ulster St	11/15/16	Inspection	Complaint Re-Inspection	Pass	SP-83-34 M1   Modification of signage.  2018-20987   The pizza shop has paved over the grass and sidewalk. They park on what used to be the side lawn and pull in and out every which way right at the corner. This is dangerous because this is a busy road and the intersection is unpredictable because of this pizza shops parking. The parking is in the front and side of the house, there is no driveway. They also leave the dumpster out along Milton Ave year-round. This pizza shop prevents people from parking on the street on Milton Ave because of what they have done, and tipp hill already has parking shortages.
201 Milton Ave & Ulster St	01/30/17	Inspection	Codes - Licensing	Pass	
201 Milton Ave & Ulster St	01/30/17	Inspection	Codes Electric - Licensing	Pass	
201 Milton Ave & Ulster St	01/30/17	Inspection	Fire Prevention - Licensing	Fail	
201 Milton Ave & Ulster St	02/15/17	Inspection	Fire Prevention - Licensing	Fail	
201 Milton Ave & Ulster St	02/25/17	Inspection	Fire Prevention - Licensing	Pass	
201 Milton Ave & Ulster St	09/11/17	Project	SP - Restaurant	Approved	
201 Milton Ave & Ulster St	07/09/18	Complaint	Sidewalk Condition	Needs Review	
201 Milton Ave & Ulster St	07/26/18	Inspection	Complaint Inspection	Fail	
201 Milton Ave & Ulster St	07/27/18	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
201 Milton Ave & Ulster St	08/14/18	Inspection	Complaint Inspection	No Progress	No Progress
201 Milton Ave & Ulster St	08/24/18	Inspection	Complaint Inspection	No Progress	
201 Milton Ave & Ulster St	09/07/18	Inspection	Complaint Inspection	No Progress	
201 Milton Ave & Ulster St	12/05/18	Inspection	Complaint Inspection	No Progress	
201 Milton Ave & Ulster St	04/17/19	Inspection	Complaint Inspection	No Progress	
201 Milton Ave & Ulster St	05/20/19	Inspection	Complaint Inspection	No Progress	



City of Syracuse

## Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
201 Milton Ave & Ulster St	06/11/19	Inspection	Complaint Inspection	No Progress	2019-23447   sidewalk in disrepair
201 Milton Ave & Ulster St	07/09/19	Inspection	Complaint Inspection	No Progress	
201 Milton Ave & Ulster St	08/09/19	Inspection	Complaint Inspection	In Progress	
201 Milton Ave & Ulster St	08/22/19	Complaint	Sidewalk Condition	Needs Review	
201 Milton Ave & Ulster St	08/26/19	Inspection	Complaint Inspection	In Progress	
201 Milton Ave & Ulster St	10/28/19	Inspection	Complaint Inspection	No Progress	
201 Milton Ave & Ulster St	02/28/20	Inspection	Complaint Inspection	No Progress	
201 Milton Ave & Ulster St	04/17/20	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	04/28/20	Inspection	Complaint Re-Inspection	In Progress	
201 Milton Ave & Ulster St	05/19/20	Inspection	Complaint Re-Inspection	In Progress	
201 Milton Ave & Ulster St	05/21/20	Inspection	Complaint Re-Inspection	In Progress	PC-0513-20   Chris Karim is seeking an Encroachment for existing parking spaces that Encroach 22.9' into the City's ROW on Milton Ave, and 25.5 into the City's ROW on Ulster St
201 Milton Ave & Ulster St	06/12/20	Permit Application	Encroach (Minor)	Denied	
201 Milton Ave & Ulster St	06/22/20	Inspection	Complaint Re-Inspection	In Progress	
201 Milton Ave & Ulster St	07/22/20	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	08/24/20	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	09/22/20	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	10/22/20	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	11/09/20	Complaint	Certificate of Compliance	x Issued	
201 Milton Ave & Ulster St	11/09/20	Violation	SPCC SEC. 27-15	Open	
201 Milton Ave & Ulster St	11/24/20	Inspection	Complaint Re-Inspection	No Progress	2020-22592   Certificate of Compliance
201 Milton Ave & Ulster St	12/08/20	Inspection	Complaint Inspection	No Progress	
201 Milton Ave & Ulster St	12/22/20	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	01/07/21	Inspection	Complaint Re-Inspection	In Progress	
201 Milton Ave & Ulster St	01/08/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	01/08/21	Violation	SPCC 27-43 (e)	Closed	
201 Milton Ave & Ulster St	01/08/21	Violation	(1)(2)(3)(4) Certification		
201 Milton Ave & Ulster St	01/26/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	01/26/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	01/26/21	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
201 Milton Ave & Ulster St	01/29/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	02/05/21	Inspection	Complaint Re-Inspection	In Progress	
201 Milton Ave & Ulster St	02/25/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	03/04/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	03/11/21	Inspection	Complaint Re-Inspection	In Progress	
201 Milton Ave & Ulster St	03/19/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	04/06/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	04/16/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	04/23/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	05/05/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	05/17/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	06/03/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	06/03/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	06/16/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	06/24/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	07/01/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	07/14/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	07/21/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	08/05/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	08/10/21	Inspection	Complaint Re-Inspection	N/A	
201 Milton Ave & Ulster St	08/11/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	09/08/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	09/09/21	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	09/17/21	Completed Complaint	Smoke Alarm Certification	Completed	2020-24614   Smoke cert
201 Milton Ave & Ulster St	09/17/21	Inspection	Complaint Re-Inspection	In Progress	
201 Milton Ave & Ulster St	09/29/21	Inspection	Complaint Re-Inspection	In Progress	

City of Syracuse

## Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
201 Milton Ave & Ulster St	10/25/21	Completed Complaint	Zoning Violations	Completed	2018-21014   The pizza shop has paved over the grass and sidewalk. They park on what used to be the side lawn and pull in and out every which way right at the corner. This is dangerous because this is a busy road and the intersection is unpredictable because of this pizza shops parking. The parking is in the front and side of the house, there is no driveway. They also leave the dumpster out along Milton Ave year-round. This pizza shop prevents people from parking on the street on Milton Ave because of what they have done, and tipp hill already has parking shortages.
201 Milton Ave & Ulster St	10/25/21	Inspection	Complaint Re-Inspection	Pass	
201 Milton Ave & Ulster St	10/26/21	Inspection	Complaint Re-Inspection	Pass	
201 Milton Ave & Ulster St	12/05/22	Inspection	Complaint Inspection	No Progress	
201 Milton Ave & Ulster St	12/05/22	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	2022-09680
201 Milton Ave & Ulster St	12/19/22	Completed Complaint	Smoke Alarm Certification	Completed	
201 Milton Ave & Ulster St	02/27/24	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
201 Milton Ave & Ulster St	02/27/24	Inspection	Complaint Inspection	No Progress	
201 Milton Ave & Ulster St	03/18/24	Inspection	Complaint Re-Inspection	No Progress	2024-00504
201 Milton Ave & Ulster St	04/11/24	Inspection	Complaint Re-Inspection	No Progress	
201 Milton Ave & Ulster St	04/30/24	Completed Complaint	Smoke Alarm Certification	Completed	
201 Milton Ave & Ulster St	12/18/24	Complaint	Certificate of Compliance	OPEN C of C Case	
201 Milton Ave & Ulster St	12/18/24	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Open	CU2016-0088   Just Wing It
201 Milton Ave & Ulster St	01/16/25	Completed Complaint	Cert of Use - Restaurant	Admin-Closed	
201 Milton Ave & Ulster St	02/06/25	Inspection	Tickle Date (Follow Up)	No Progress	
201 Milton Ave & Ulster St	02/11/25	Permit Application	Com. Reno/Rem/Chg Occ	Holding For	

Special use permit needed.

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
201 Milton Ave & Ulster St	03/03/25	Inspection	Complaint Inspection	In Progress	SP-25-16   Special use permit to establish a business governed by "Restaurant < 1,000 sq ft" in MX-1 Zone District.
201 Milton Ave & Ulster St	05/12/25	Project	SP - Restaurant	In Review	
201 Milton Ave & Ulster St	05/27/25	Inspection	Complaint Re-Inspection	No Progress	MiSPR-25-70   Establish "Restaurant < 1,000 sqft" to be known as Tipperary Twist see SP-25-16
201 Milton Ave & Ulster St	06/12/25	Project	Minor Site Plan Review	On Hold	



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Tipperary Twist, LLC

From: Zhitong Wu, Zoning Planner

Date: 6/13/2025 11:13:15 AM

Re: SP - Restaurant SP-25-16  
201 Milton Ave & Ulster St, 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@syrgov.net](mailto:Zoning@syrgov.net) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Approved	05/27/2025	Zhitong Wu	No concerns. The minimum parking requirement is exempt since the lot size is less than 5,000 SF.
Planning Commission	Pending	05/12/2025		
Common Council	Pending	05/12/2025		