

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

SP-25-16	Staff Report – June 16, 2025
Application Type:	Special Use Permit
Project Address:	201 Milton Ave. & Ulster St. (11131-15.0)
Summary of Proposed Action:	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.
Owner/Applicant	Todd Storinge, Tipperary Twist, LLC (Property Owner) James Owen (Applicant)
Existing Zone District:	MX-1, Urban Neighborhood Zone District
Surrounding Zone Districts:	The neighboring properties to the north, east, south, and west are the Urban Neighborhood, MX-1 Zone District.
Companion Application(s)	MiSPR-25-70: Change of use and building renovation to establish an ice cream shop.
Scope of Work:	Establish new ice cream business enterprise subsumed and governed by the "Restaurant \leq 1,000" land use type.
Staff Analysis:	Factors: 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 2.0 FT is required). No expansion of the structure may take place. 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. A State Variance to the New York State Uniform Fire Prevention & Building Code was granted with three conditions February 11th, 2025, to allow for the multiple encroachments into the Public ROW. 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. The applicant proposes installing a staple-style bicycle rack. A bus stop is on the adjacent corner of the property. 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. The proposed hours of operation are 11AM-11PM every day. Staff recommend approving the subject project. Special Use Permit Approval Criteria: Compatibility with the Surrounding Area The proposed bours of operation are 11Am-11PM every day. Staff recommend approving the subject project.

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.

- Consistency with the General Purpose and Intent of the Ordinance
 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.
- Compliance with All Applicable Standards
 All applicable zoning standards have been satisfied
- Consistency with the Comprehensive Plan and Other City Policies

 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.
- Minimization of Adverse Impact on Health, Safety, and Welfare
 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.

Recommended conditions if approved:

- 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).
- In addition to the General Conditions, Staff recommends the following specific conditions:
 - 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.
 - 2. No live entertainment is permitted without an entertainment license, including but not limited to a dance floor, live music, DJs, dancers, and karaoke.

Zoning Procedural History:

- SP-83-34M1 | Approved | Minor changes to signs approved by SP-83-34.
- SP-98-21 | Denied | Sought to increase interior seating area for *Oompas Pizza*.
- SD-95-50 | Closed Administratively | Illegal fence built, application abandoned after fence was removed.
- SP-83-34 | Approved | Approved new restaurant known as *Primos Pizza III*.
- AS-74-2 | Closed Administratively | Opened in error.
- SP-74-4 | Approved | Approved new restaurant known as *Warner's Delicatessen*.
- SP-73-20 | Denied | Denied new tavern restaurant due to proximality to residential zone.

Summary of Zoning History:	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.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	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.
	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.
SEQR Determination:	Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	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:

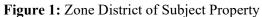
- Special Use Permit Application
- Short Environmental Assessment Form Part 1
- Location Survey for :201 Milton Avenue, East One Half of Subdivision 2 in lot No. 1, Block No. 58 in the Former Village of Geddes, City Of Syracuse, County Of Onondaga, State Of New York; Licensed Land Surveyor: James M. 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 Code Enforcement History
Short Environmental Assessment Form Part 2 & Part 3 IPS Comments from City Departments

SP-25-16

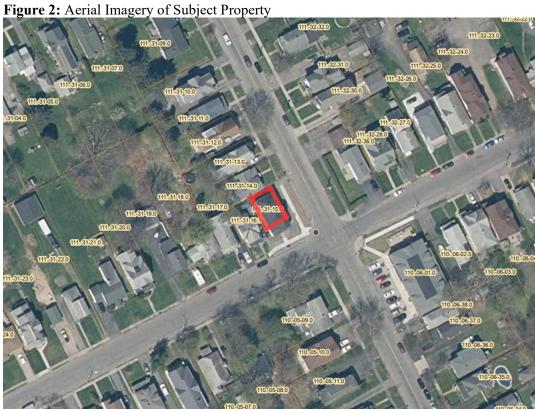
Context Maps:





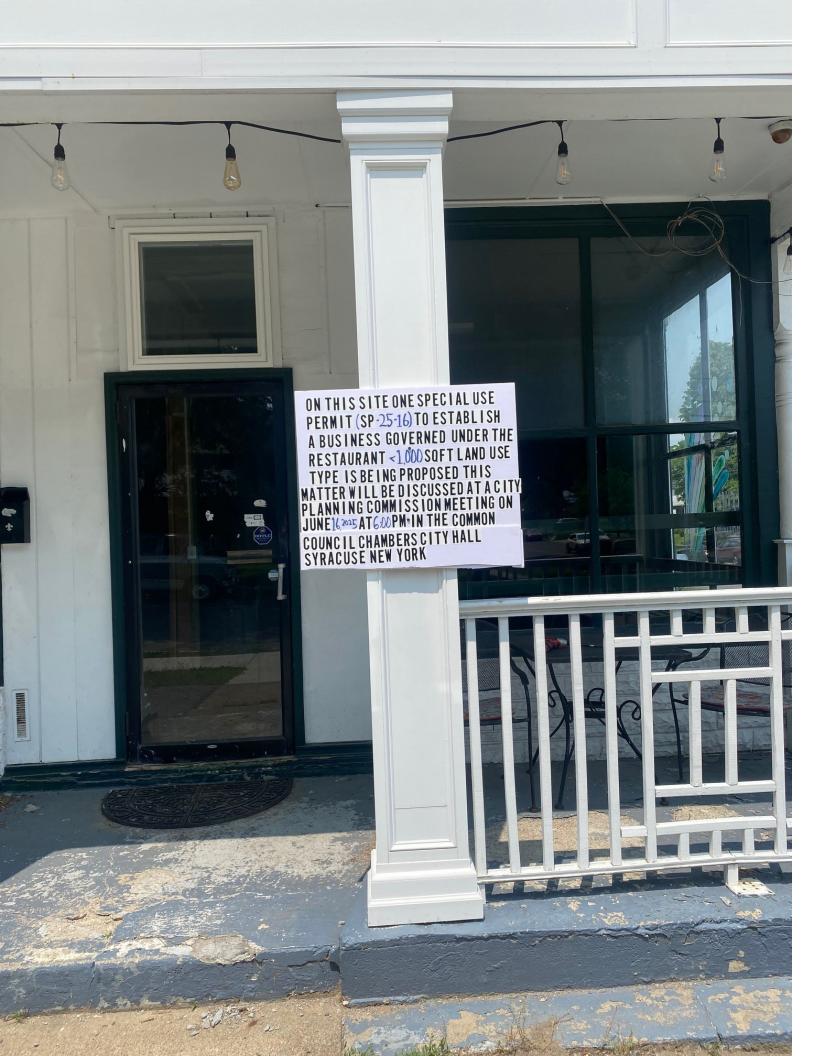
Description: Figure 1 shows the current Zone District of the subject property.

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



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

Image Source: Onondaga County GIS on the Web, https://spatial.vhb.com/onondaga/





Site Plan Review Application

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

Phone: (315) 448-8640 Email: zoning@syrgov.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.

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

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



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@syrgov.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: TIPPERARY TWIST	
Street address (as listed in the Syracuse Department of Tax Assessme 201 MILTON AVENUE	nt property tax records):
Tax Map ID#: 11131-15.0	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 SPECIAL USE PERMIT	applications):
Type of Site Plan: ☐ Major ■ Minor	
Project construction (check all that apply): □ Demolition (full or partial) □ New construction ■ Exterior alteration	ns ■ Site changes
All existing and proposed signs (sign plan may be required. Attach ac	dditional pages if necessary):
Size: Type:	Location:
Size: Type:	Location:
Nature and extent of Site Plan requested (attach additional pages if r NEW ICE CREAM PARLOR BUILD-OUT AT FORMER PIZZATENANT SPACE. EXTERIOR IMPROVEMENTS INCLUDE A AND A CUSTOMER SERVICE WALK-UP WINDOW. BECAUS ENCROACH IN THE EASEMENT, A STATE VARIANCE HAS EGRANTED TO ALLOW FOR THESE ENCROACHEMNTS INTO OTHER IMPROVEMENTS INCLUDE A FENCE ALONG BOTH STREET FRONTAGES. THERE CURRENTLY IS NOT ANY O PROVIDED, AND NONE WILL BE. NEW BUSINESS SIGN WILL BY TENANTS SIGN CONTRACTOR.	AKE-OUT RESTAURANT NEW ADA ACCESSIBLE RAMP E THESE IMPROVMEENTS EEN APPLIED FOR AND O THE PUBLIC RIGHT OF WAY. THE MILTON AVE AND ULSTER FF STREET PARKING



licensed surveyor)

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

Email: zoning@syrgov.net

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the application.	property under review give my endorsement of this
Print owner's name: TODD STORINGE	
Signature:	Date: 4/13/2025
Mailing address: 410 NEW CASTLE ROAD, GEDE	DES, 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 sheets as needed. If a property owner designates at apply on their behalf or to present the project at texecuted power of attorney. Faxed or photocopied	n authorized agent as a legal representative to he City Planning Commission, please attach an
INCOMPLETE APPLICATION Please submit one copy of each of the following: APPLICATION – filled out completely, dated, and STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEAF) Part One filled out to the best of your abilit PHOTOGRAPHS (COLOR) of the PROJECT SITE— PHOTOGRAPHS (COLOR) of the STREETSCAPE— from the project site, labeled with addresses and k APPLICATION FEE – \$0 Please submit PDFs of plans into one PDF package codetailed below. For projects with multiple sites, sepain for each project site. Hard copies of plans may be sufficiently with author, date, scale, and the Property Tax Assessment	(SEQR) – Short Environmental Assessment Form y, dated, and signed - keyed to a property survey or site plan - including properties adjacent to and across the street reyed to a property survey or site plan - ontaining all applicable submittal requirements rate site plan review applications must be submitted obmitted in person. All plans must include a title block
AS BUILT PROPERTY SURVEY(S) of all involved r	properties illustrating boundaries and current

conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a

□ **SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the



Site Plan Review Application

Office of Zoning Administration 300 S State St, Suite 700 Syracuse, NY 13202 Phone: (315) 448-8640

Email: zoning@syrgov.net

- 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.

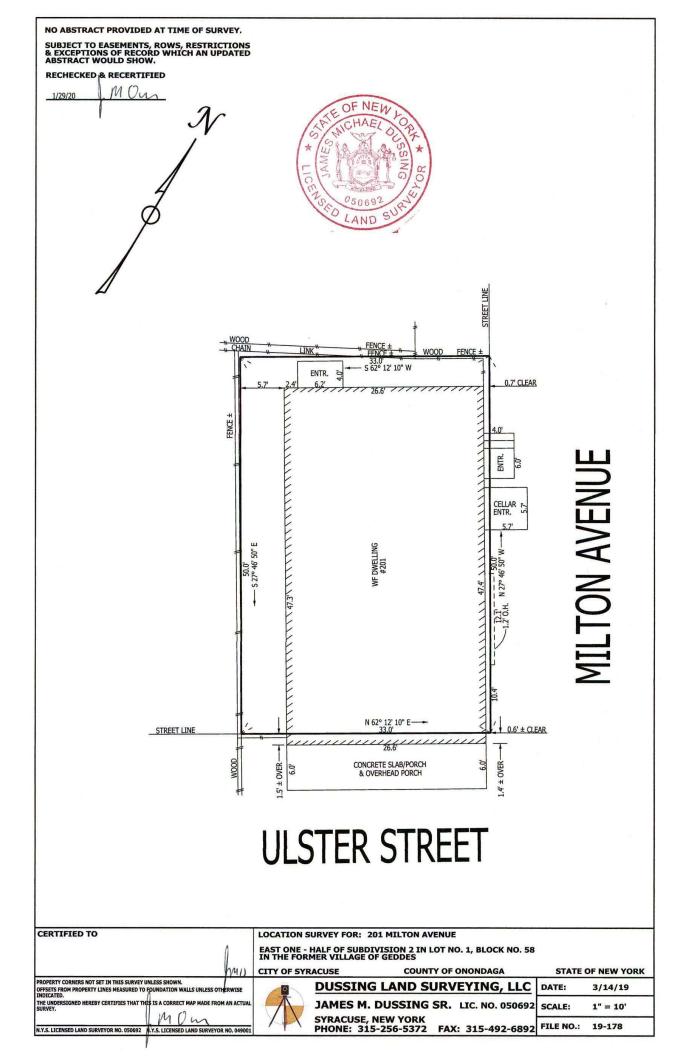
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information		
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 TE A NEW ADA ACCESSIBLE RAMP AND A CUSTOMER SERVICE WALK-UP WINDOW. BECEASEMENT, A STATE VARIANCE HAS BEEN APPLIED FOR AND GRANTED TO ALLOW FRIGHT OF WAY. OTHER IMPROVEMENTS INCLUDE A FENCE ALONG BOTH THE MILTOCURRENTLY IS NOT ANY OFF STREET PARKING PROVIDED, AND NONE WILL BE. NE BY TENANTS SIGN CONTRACTOR.	CAUSE THESE IMPROVMEE! FOR THESE ENCROACHEMN ON AVE AND ULSTER STREE	NTS ENCROACH IN THE ITS INTO THE PUBLIC IT FRONTAGES. THERE
Name of Applicant or Sponsor:	Telephone: 315 952-665	2
JAMES OWEN	E-Mail: JAMES@JMOW	ENDESIGN.COM
Address:		
207 MAPLE DR		
City/PO:	State:	Zip Code:
FAYETTEVILLE	NY	13066
1. Does the proposed action only involve the legislative adoption of a plan, local administrative rule, or regulation?	al law, ordinance,	NO YES
If Yes, attach a narrative description of the intent of the proposed action and the	environmental resources th	at 📗 🔽
may be affected in the municipality and proceed to Part 2. If no, continue to ques	stion 2.	
2. Does the proposed action require a permit, approval or funding from any oth		NO YES
If Yes, list agency(s) name and permit or approval: CITY OF SYRACUSE BUILDING	G PERMIT	
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	038 acres .038 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:		
✓ Urban ☐ Rural (non-agriculture) ☐ Industrial ✓ Commerci	al 🗹 Residential (subur	ban)
Forest Agriculture Aquatic Other(Spe	cify):	
Parkland		

Page 1 of 3 SEAF 2019

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		'	
b. Consistent with the adopted comprehensive plan?		>	
		NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			~
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:		V	
			WEG
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			V
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:			
			~
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			~
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			~
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district		NO	YES
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?		✓	
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?	<u>.</u>	>	
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
		'	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		'	
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:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional		
☐ Wetland ☑ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?	~	
16. Is the project site located in the 100-year flood plan?	NO	YES
	~	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	~	
a. Will storm water discharges flow to adjacent properties?	V	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		~
EXISTING RUNOFF WILL RUN TO EXISTING STREET GUTTERS		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	TES
If Yes, explain the purpose and size of the impoundment:		
		ш
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility? If Yes, describe:		
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
	~	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	ST OF	
Applicant/sponsor/name: _JAMES OWEN		
Signature Title: PROJECT DESIGNER		



M OWEN design studio





OMNER/TENANT:
TIPPERARY TWIST
201 MILTON AYENUE
202 MILTON AYENUE
202 MILTON STRAUGE
CONTACT: TODD STORINGE
C. 716 417-7852 CONTRACTOR

PROJECT DIRECTORY

DESIGNER: JM OMEN DESIGN, LLC 207 MAPLE DRIVE FAYETTEVILLE, NY 13066 0. 315 962-6652 ARCHITECT: ROD VANDERWATER, PC 7516 MORGAN ROAD LIVERPOOL, NY 13090 O. 315 472-9848

CODE INFORMATION

201 Milton Avenue Syracuse, New York

PROJECT NAME
TIPPERARY
TWIST
Alterations

EMEMBALTS. CIT OF SPRACES, NEN YORK

SECRET ASSES, NEN YEAR-WAY CE CERP HEALD TO COLOR! FERRE TAKE-MAY PILLA RESTURANT. IMPROPERTS MILL
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CODE REVIEW	REFERENCE	PROVIDED	REG'D / ALLOWED
TENANT AREA:		APPROX. 998 USABLE SF	
CONSTRUCTION TYPE:	BC601	TYPE V-A	
USE GROUP!	BC303.1.1	'B' BUSINESS (< 50 OCC) PREVIOUS TENANT	'19" BUSINESS (< 50 OCC) NEW TENANT
OCCUPANT LOAD:	BC1004.1.2	TOT = 24 SEATING QUE STA BACK OF	SEATING = 1954 / 15 = 9 OCC. QUE STANDING = 854 / 7 = 12 OCC. BACK OF HOUSE BUSINESS = 5304 / 150 = 3 OCC.
Commercial advantages contracts			

MORK AREA COMPLIANCE:			
NON-SEPARATED OCCUPANCY: EBY	EBC801,3-> BC-> BC508,3-> CH9	ZND FLR TENANT 'R-3' (NOT IN WORK AREA)	19T FLR TENANT WORK AREA "B"
HORIZONTAL SEPARATION:	BC508.3.3(2)	T.	THR.
AUTOMATIC SPRINKLER SYSTEM:	BC403	9	9
FIRE ALARM SYSTEM:	BC907.2.2	YES	9
AUTOMATIC SPOKE DETECTION: IST FLOOR: INTERCONNECT W/ BATTERY BACKUP 2ND FLOOR: BATTERY ALARYS PROVIDED	TERY BACKUP WIDED	YES - EXISTING	YES - EXISTING

LOCATION MAP

EGRESS DIAGRAM

NUMBER OF EXITS	BC1006.2.1	2 ACTUAL	I REQUIRED (GO OCC)
TRAVEL DISTANCE	BC1006.2.1	APPROX. 361	75' MAX, ALLOWED
EGRESS COMPONENT WIDTH:	BC1005.3.2	36" ACTUAL	24 x 0.2= 4.8" ALLOWED
PLUMBING FIXTURES:	PC408.2(4)	I - UNISEX HC	1 - UNISEX HC
DRINKING FOUNTAIN:	DUE TO AREA UPON REQUEST	due to area constraints, tap water m Upon Request at customer counter	DUE TO AREA CONSTRAINTS, TAP MATER WILL BE PROVIDED, AT NO CHARGE, UPON REQUEST AT CUSTOMER COUNTER
GREASE INTERCEPTOR:	MAINTAIN EXIS	MAINTAIN EXISTING IN-SERVICE GREASE TRAP LOCATED IN BASEMENT	AP LOCATED IN BASEMENT
ACCESSIBILITY			
PUBLIC ENTRANCES	BCIIG5.1	I ACCESS. ENTRANCE	1 ACCESS, ENTRANCE
SERVICE COUNTERS:	BCII09.12.3	I ACCESS. CNTR PROVIDED	1 ACCESS. CNTR PROVIDED
TOLET ROOM	BCII042	I ACCESS, TOILET RM	I ACCESS, TOLLET RM



SHET PM CRO Project Data Project No.: Drawn By PMCE TITLE	REVIEW
SHET NECESARYDON PROJECTIONS 72222021 PROJECTIONS 74222021 PROJECTIONS 24020 DEWON By JO MILE SHEET + CODE	



PERMIT 01/09/25 01/09/25 01/09/25 01/09/25

REVISED 01/20/25 02/07/26 01/20/26

01/04/25 01/04/25 01/04/25 01/04/25 01/04/25

SHEET DESCRIPTION
 LA OF OWNER SHEET - PROJ. NFO + CODE. REVIEW
 LA OF SHEET - REVIEW OF SHEET - REVIEW
 LA OF SHEET AND SHEET - REVIEW OF SHEET - REVIEW OF SHEET - REVIEW OF SHEET - REVIEW OF SHEET - REVIEW SHEET - R

DRAWING INDEX

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SYMBOLS	— PARTINCAN TYPE ALLIEN MYDE (SENE) TO PLAN KOTES) EQUIPMENT WYDES KEY KOTE	Cook The Board Product Product Building Where Record Product See In week See		A CON NATE ENVIRON	SUBCONTRACTOR NOTES 1. ALL SECONDOCIOSE ARE RESPONSE. IF TO ACE AND CONTRACTORS AND THE SERVICES AND CONTRACTORS AND THE SERVICES. 2. SECONDOCIOS. 2. SECONDOCIOS. 3. SECONDOCIOS. 4. SECONDOCIOS. 5. SECONDO	ANOTO MACHINET. 3. AL OMBODING AND MACHINET. 3. AL OMBODING AND MACHINET. 4. ALTHER AND		
ABBREVIATIONS		THE STATE OF THE S					2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
	DEMINISTRING. 1. STRANGER IN CONTROL OF CALLIDA GOD, ALL STRANGER IN-COST BINATE	CONCRIGIO GARDININA, SATIGACI, DESCOVINA, DATAGOS, RICA, MALLORA MINIMA PERO, CONTINO SALLE EL CAREGO ATTAGOS MENTES INCOME MINIMA PERO, CONTINO SALLE EL CAREGO ATTAGOS AL CIDERACA RESPONDE DANDE EL CAREGO ATTAGOS DESCOVINA AL CITILES SAN GARDININO SALLE DE RECORDINO DESCOVINOS AL CITILES SAN GARDININO SALLE DE RECORDINO DESCOVINOS AND DANAL DE SALCON DESCOVINOS BALLE DE LOCATION A CONTINUE DANDE	OF SHALL COME TO A THAT THAT A THE SHALL SHE SHE SHALL SHE SHE SHALL SHE SHE SHALL SHA	THE OWNER OF THE PROPERTY OF T	1. PROJECTO FOUNDED FOUNDED TO ARRIVE THE AND ARRIVED TO PROJECT OF THE AND ARRIVED TO THE AND ARRIVED THE AND	* RECEIVE OF COME OF COME OF CONTROL OF CONTROL * RECEIVE OF COME OF COME OF CONTROL OF CONTROL * CONTROL OF CONTROL OF CONTROL OF CONTROL * CONTROL OF CONTROL OF CONTROL OF CONTROL * CONTROL OF CONTROL OF CONTROL * CO	REGISTER, BETHER STEELERS AS BUSINESS, TO SEALURING STEELERS AS BUSINESS AS COMMISSION OF COMPANIES TO COMPAN	
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٠	 CONTRACTOR SHALL PERFORM NO PORTION OF THE MORK AT ANTITIVE WITHOUT APPROVED CONTRACT DOCUMENTS.
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3. If the BIRTH AND ACKNESS OF THE CONTRACT DOCUMENTS THE CONTRACT DOCUMENTS OF THE CONTRACT OF TH	*. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, PECANNICAL, TELET ELECTRICAL (INCLIDING LIGHTING), AND PLIMEDING TO BIGINE THAT REGULES
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ELECTRICAL (INLICITISE LIGHTING), AND PLUMBING TO BESINE THAT REGISTED CLEARANCES FOR INSTALLATION AND HANDENACE OF ALL EGSINHEIST IS PROVIDED.	5. DO HIS CALL DOAMERS AFTER DEPENDENCE AND ADMINISTRATED AND SHALL BE SERVED AND ATTERDATED AND SHALL BE SERVED AND SHALL BE ALLOWED SECURE OF DEPENDENCE BE THE CASHBOTT OF CASHBOTT AND SHALL BE ALLOWED SECURE OF DEPENDENCE SHE THE CASHBOTT OF CASHBOTT OF A CASHBOTT OF SHE SHALL CASHBOTT OF A CASHBOTT OF A CASHBOTT OF SHE SHALL CASHBOTT OF A CASHBOTT OF	TONO SPACE TO EMPERIOR OF THE ACCOUNTS OF THE ACCOUNTS OF TOWARD THE ACCOUNTS OF T
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n de la	CONTRATOR IS RESPONSIBLE FOR RECEIVING AND CHAITE STORAGE OF AL SOFT-GOODS AND EQUIPMENT (BAYALL WARES, ETC.) DURING RESULAR CONTRACTOR MOURS.	GERNAL CONTRACTOR SWALL NOTIFY THE TRANST IN WRITING OF ANY PERCENCIES IN BASE BLUDNE WORK PRIOR TO THE COMPENSABLY OF THE NORK. ANY UNREPORTED DEFICIENCIES MILL BECOME THE RESPONSIBILITY CONTRACTOR TO CORRECT.	THE GREENAL CONTRACTOR IS RESPONSIBLE FOR, AND SHALL PROVIDE, PROFECUTION FOR ANY ESSIMPLE BINESSE. CONTRACTOR OF SHALL DESCRIBE CARE AND PRECAUTOR DRIVE CONSTRUCTOR OF WARK, AND SCHEDLE THE WORK TO MINIME DISTRIBUTIONS TO AND STRUCTURE TO SUBJECTIVE SUBJECTI	SPACES ANONE STICKINGS AND THER COLONARIS, PROFESTY, PUBLIC THOROUGH PARES, ETC. THE GENERAL, COMPACTOR SHALL TAKE THE SECATION AND BE RESPONSIBLE FOR THE SAMETY OF ALL BALDING OCCUPANTS PROVI COMMISCIPIENT ROCKEDINGS. THE GENERAL CONTRACTOR SHALL BE RESPON FOR ANY OVERTHE COSTS INCLINED.
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CONTRACTOR SHALL FURNISH FIRE-PET ENCLOSED SPACES.

MILLWORK NOTES. ALI MILLWORK SHALL CONTRACTOR WIN EN SCOPE OF THE JOB. CONTRACTOR IS RESP REQUIRED LOCATIONS		ALI MILACOR GHALL DE PAGRICATED AND NGTALLED DY A GAALIPED MILLACOR CORTRACTOR HINT EXPERIENCE IN COMMERCIAL APPLICATIONS, SINSLAR TO THE SCOPE OF THIS LOSS.	S. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING AT THE REQUIRED LOCATIONS FOR ALL WALL MOUTED SHEAVING TABLES, FTC. NO EXTRA
	MILLWORK NOTES:	ALL MILLIORK SHALL BE PACONTRACTOR WITH EXPERIENCE SCOPE OF THIS JOB.	REQUIRED LOCATIONS FOR

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DEVICES, VENTERS-STRUPPING ETC. REGUIRED TO PROVIDER A PLIL. MO COMPLETE. INSTALLATION. ALT PROVIDE A INNERWINE SCHEDLE AND CATALOBIE CUTS FOR ALT PRINCE A PROVIDED.	ALL KNOSS, RILLS, AND LOCKS, AND TO BE PROVIDED BY BEST ACCESS SYSTEMS OF ALL HINGS AND DESIRED TO ACCEST. AT THIS INTERCHARRENGE TO CACCEST. AT THIS INTERCHARRENGE TO CACCEST. AT THIS INTERCHARRENGE TO BE IN A THIS AND OTHER MACELLANCINE ENONEST HINGS ENONEST HINGS FOR THE THIS AND CAPITED RINGS. THIS PROVIDED HINGS FOR THIS AND CAPITED RINGS. THIS PROVIDED HINGS FOR THIS AND CAPITED RINGS.
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	2. AT ALL NON-BATED PARTITIONS AND CRILINGS, GYPSUM WALL BOARD SHALL BY 5/9" THICK, ASTA C-36. ALL PARTITIONS, CORURS TRIA EDGE TRIA AND LOINTS T	33	š
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	SCHOOL STATE AND ARRANGE AT A SECOND TO	SUPPORTED ONLY PROM BUILDING STRUCTURAL MEMBERS. LOCATE HANGERS NOT	AND SPACED 4-0" ALONG EACH CARRYING	MENDER, UNLESS OFFERNASE INDICATED, LEVELING TO TOLERANCE OF 1/8" IN 121-0"	
CELINGS	CONTRACT SECTION STREET, TO COME	SUPPORTED ONLY FROM BUILDING STRUCT	LESS THAN 8" FROM EACH BID AND SPAC	MONOBR. IN ESS CHARMSHINDICATED. II	NON-ACCUMILATIVE.

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 ANT, ANG SHALL STATES, ONE DOOR SAVE EXCETT HERE INDICATED TO THE SHALL SECTION ON Y TRANSITION FASE. COLOR TO BE SELECTED BY ARCHITECT. ALL SEAMS TO COCUR AT INSIDE CORRESS. 	5. SAMPLES OF YOT, YAYL, BASE, ETC. SHALL BY SUBSITIED TO THE ARCHITECT FOR

APPROVAL PRIOR TO ORDERING MATERIAL. PAINT AND WALL FINISH.	INVESTIGATION OF THE CATALOG T
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ACES TO BE PAINTED ARE NOTE WITH THE MANUFACTU NOTE: YOU WEATHED SURFACTURED S	ACCORDA ACCORDA 2. ALL PREV FINITE CO	I. ALL SURFACES TO BE PAINTED ARE TO BE PREPARED FOR PRIMARE IN ACCORDANCE WITH THE MANIFACTURER'S RECOMPENDATIONS.	2. AL PREVIOUSLY UNPAINTED SURFACES SHALL RECEIVE ONE () PRIME AND THOM SUBJECT OF AN AND THE SUBJECT OF A SUBJECT OF SUB
TO BE PREPARED FOR PREPARED FOR PRESENTIONS. ZERS RECONFERENCE OF RESERVE OF RESERVE OF RESERVE CONTRACTOR OF THE PRESERVE CONTRACTOR CONTRACT	CCES TO BE PAINTED ARE TO BE PREPARED FOR PRINCIPAL WITH THE WANTE ATTRETS'S RECOMPENDATIONS. WITH THE WANTE OF STATEMENT SHOULD SHALL SECURITE ONE (IN THE PROPERTY OF STATEMENT SHOULD SHALL	N ONL	PRINE AND THO
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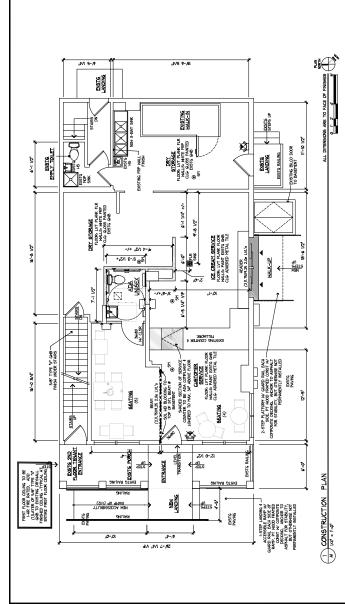
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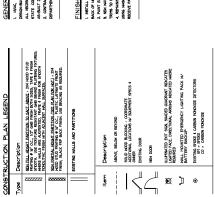
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GENERAL POWER PLAN NOTES

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ð.	DESCRIPTION	MANUFACTURER	MODEL	SIZE	ELEC. PLMG.	J.K.	REMARKS
5	FROZEN WATER ICE MACHINE	ELECTRO PREEZE	912H	16.125" x 34" x 59"	×	×	FLOOR SINK FOR RINSING
8	SOFT SERVE ICE CREAM MACHINE	ELECTRO FREEZE	30T-RMT	26.125 x 36.625 x 67.25	×	×	FLOOR SINK FOR RINSING
g	ICE CREAM TOPPINGS CENTER	MASTER-BILT	FLR-80	54" x 30,055" x 38,25"	×	×	
æ	ICE CREAM DIPPING WELL	TBD		DET.		×	
g	ICE CREAM DIPPING CABINET	MASTER-BILT	DC-9D	54" x 30.05" x 34.05"	×	×	
8	55 WORK TABLE	ADVANCE TABCO	-	30" x 60" x 35-1/2		Г	UNDER SHELF, 6" BACK SPLASH & CAST
ક	POINT OF SALE	TBD			×	Г	
10	COUNTER DISPLAY CASE	TBD DBT					
8	TRASH RECEPTACLE	TBD TBD				Г	
g	55 WORK TABLE W/ OVERSHELF	ADVANCE TABCO	-	30" x 36" x 35.5"		Г	UNDER SHELF, 5" BACK SPLASH & CASTI
0	ARCTIC SWIRL BLENDER	ELECTRO FREEZE	HDM75A	9" x 11" x 25.75"	×		
=	SPINDLE DRINK MIXER	TBD	1		×	Г	
2	CEILING HUNG MENU BOARDS	TBD				Г	
13	STORAGE FREEZER	EXCELLENCE INDUSTRIES HFF-8HC	HFF-8HC	54.25" x 30.5" x 33.75"	×	×	
7	INDOOR TABLES & CHAIRS	TBD DEL			×	Г	VENDOR SUPPLIED
<u>~</u>	OUTDOOR TABLES ¢ CHAIRS	TBD					VENDOR SUPPLIED
9	THREE BAY SINK W/ DRAIN BD	TBD				×	FLOOR SINK
11	MIRE SHELVING	TBD					
20	SODA FOUNTAIN	TBD		16" x 24" x 27"	×		5 LB CO2 CANISTER
ē	CHEST FREEZER	GALAXY EQUIPMENT	CF25HC	78.75" x 30.875" x 33.625" X	×		

REQUIREMENTS WITH NOTE: WOOD BLOCKING EQUIPMENT SPE

PULL SIDE

3000 DOOR W PRIVACY
LEVER LATCH # ADA
CLOSER, PROVIDE SIGN
INDICATING "ADA/ONDERY
TOLLET ROOF

PRIVACY FUNCTION LOCKSET # ADA CLOSER

MSC. DOOR: 36'N W' L

2 TOILET ROOM PLAN DETAIL

NOTE: PROVIDE SOLID MOOD BLOCKING WHERE

3 TOILET ELEVATIONS

2. 服	compactor is responsible for obtainna all necessary approvals, Pernits, and nepections required by local and state codes.
ž	THE EXISTING REEAKER PANELS ARE TO BE USED 4 NEW CIRCUITS AUDED AS REQUIRED. MANTAIN AND REDGE ELECTRICAL SYSTEM COPPONENTS MARZE POSSIBLE, REMORK AND BALANCE LOADS FOR ELECTRICAL SYSTEM.
4. 5. 33	POWER FOWER SHOWN ON THE POWER PLAN ARE IN ADDITION TO EXUMPLENT REQUIREMENTS PER HANDLACTURERS SPECIFICATIONS.
4.3	all electrical receptacle devices to be foonted at wapf or as reguired by fullyone or other egainemt and noted on plan.
7. 15.00	PLIMBING OR WAC RELATED ELECTRICAL PROVIDE 4 INSTALL ELECTRIC DEVICE, WRE 4 CROUT BREAGER PER HANDFACTURER INSTRUCTIONS.
2 3 3	inspect and replace as reguired all existing sydke and Carbon-mononde detectors at frest floor a basetent

VERIFY FINAL EQUI
LEGEND
EQUIPMENT PLAN

						ı	
8.	DESCRIPTION	MANUFACTURER	MODEL	SIZE	ELEC. PLMG.	P.IMG.	REMARKS
ō	FROZEN WATER ICE MACHINE	ELECTRO FREEZE	912H	16.125" x 36" x 59"	×	×	X FLOOR SINK FOR RINSING
8	SOFT SERVE ICE CREAM MACHINE	ELECTRO FREEZE	30T-RMT	36.125 × 36.625 × 67.35	×	×	FLOOR SINK FOR RINSING
8	ICE CREAM TOPPINGS CENTER	MASTER-BILT	FLR-80	54" x 30,055" x 38,25"	×	×	
å	ICE CREAM DIPPING WELL	TBD	***	TBD		×	
g	ICE CREAM DIPPING CABINET	MASTER-BILT	DC-9D	54" x 30.05" x 34.05"	×	×	
8	55 WORK TABLE	ADVANCE TABCO	111	30" × 60" × 35-1/2"			UNDER SHELF, 6" BACK SPLASH & CASTERS
8	POINT OF SALE	TBD			×		
ы	COUNTER DISPLAY CASE	TBD OBT					
8	TRASH RECEPTACLE	TBD.					
8	55 WORK TABLE W OVERSHELF	ADVANCE TABCO		30" x 36" x 35.5"		Г	UNDER SHELF, 5" BACK SPLASH & CASTER
9	ARCTIC SWIRL BLENDER	ELECTRO FREEZE	HDM75A	9" x 11" x 25.75"	×		
=	SPINDLE DRINK MIXER	TBD	1		×		
2	CEILING HUNG MENU BOARDS	TBD					
Ω	STORAGE FREEZER	EXCELLENCE INDUSTRIES HFF-8HC	HFF-8HC	54.25" x 30.5" x 33.75"	×	×	
4	INDOOR TABLES & CHAIRS	TBD DET			×		VENDOR SUPPLIED
ε E	OUTDOOR TABLES ¢ CHAIRS	TBD					VENDOR SUPPLIED
2	THREE BAY SINK M/ DRAIN BD	TBD				×	FLOOR SINK
11	MIRE SHELVING	TBD					
2	SODA FOUNTAIN	TBD		16" x 24" x 27"	×		5 LB CO2 CANISTER
<u>a</u>	CHEST FREEZER	GALAXY EQUIPMENT	CF25HC	78.75 × 30.875 × 33.625 X	×		

EXSTG

TRUCH TRUCH GAS MTRS NEW BW SERVICE WINDOW & 55 SERVICE
COUNTER # 42'AFF

EXSTG PAVING

EQUIPMENT PLAN

(*)

⋄+

EXSTG PAVING

®

LEVEL Y

NEW

COORDINATE ALL BLOCKING
ING TO BE 34" PLYNOOD (NOT 09B) ATTACHED FILMH TO STUD FRAMING W/ ZX NAILER. COORDINATE ALL BLOCKINK SPECS.
в) аттаснер яшэн то е
BE 3/4" PLYWOOD (NOT 09B)
CING TO BE 3/4' SPECS.

A2





NEW 4X9X4% AMING 9 ICE CREATI WALK-UP MINDOM

INLESS NOTED OTHERWISE, ALL EXTERIOR MINDONS, DOORS, SIDING, ETC TO REPAIN AS-19

REPLACE (2) EXISTING FLOOD

REPLACE (2) EXISTING FLOOD

PROICT NAME
TIPPERARY
TWIST
Alterations

A 2ND FLOOR

E ⊕[]

EX9TG PORCH

ST FLOOR

- NEW RAISED MOCD FRAMED
PLATFORM W. STEPS ¢ HANDRALL

EAST ELEVATION - MILTON AVENUE

WENTER AVE SUDE DISTING ELECTRICAL PUBLISHER AVE SUDE

EX5TG PORCH

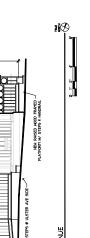
PENSTING BILCO" DOOR

PROJECT ADDRESS 201 Milton Avenue Syracuse, New York

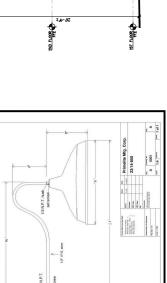
UN ESS NOTED CTHERAISE, ALL EXTERIOR MINDOAS, DOORS, SIDING, ETC TO REMAIN AS-15

PASSES SEATTH NAME OF THE PASSES SEATTH NAME

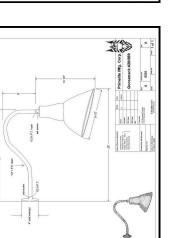
EXSTG FROM ENTRY















Agency	Use	Only	[[f ai	nnlical	ole]
		·,		D D	

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?	~	
2.	Will the proposed action result in a change in the use or intensity of use of land?	~	
3.	Will the proposed action impair the character or quality of the existing community?	~	
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	~	
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?	~	
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?	V	
7.	Will the proposed action impact existing: a. public / private water supplies?	~	
	b. public / private wastewater treatment utilities?	~	
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	~	
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	~	
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	~	
11.	Will the proposed action create a hazard to environmental resources or human health?	V	

Agen	cy Use Only [If applicable]
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 info that the proposed action may result in one or more pote environmental impact statement is required.	rmation and analysis above, and any supporting documentation, entially large or significant adverse impacts and an
Check this box if you have determined, based on the info that the proposed action will not result in any significant	rmation and analysis above, and any supporting documentation, 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)

PRINT FORM

City of Syracuse

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	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	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	CofC	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- Closed 164 (B)	Closed	

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	Pass	
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	SP-83-34 M1 Modificaiton of signage.
201 Milton Ave & Ulster St	07/09/18	Complaint	Sidewalk Condition	Needs Review	2018-20987 The pizza shop has paved over the grass and sidewall. 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	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	
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	

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Address	Date	Transaction	Transaction Type	Status	Description
201 Milton Ave & Ulster St	06/11/19	Inspection	Complaint Inspection	No Progress	
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	2019-23447 sidewalk in disrepair
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	No Progress	
201 Milton Ave & Ulster St	04/28/20	Inspection	Complaint Re-Inspection In Progress	In Progress	
201 Milton Ave & Ulster St	05/19/20	Inspection	Complaint Re-Inspection In Progress	In Progress	
201 Milton Ave & Ulster St	05/21/20	Inspection	Complaint Re-Inspection In Progress	In Progress	
201 Milton Ave & Ulster St	06/12/20	Permit Application	Encroach (Minor)	Denied	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	06/22/20	Inspection	Complaint Re-Inspection In Progress	In Progress	
201 Milton Ave & Ulster St	07/22/20	Inspection	Complaint Re-Inspection No Progress	No Progress	
201 Milton Ave & Ulster St	08/24/20	Inspection	Complaint Re-Inspection No Progress	No Progress	
201 Milton Ave & Ulster St	09/22/20	Inspection	Complaint Re-Inspection No Progress	No Progress	
201 Milton Ave & Ulster St	10/22/20	Inspection	Complaint Re-Inspection No Progress	No Progress	
201 Milton Ave & Ulster St	11/09/20	Complaint	Certificate of Compliance	x Issued	2020-22592 Certificate of Compliance
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	No Progress	
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	No Progress	
201 Milton Ave & Ulster St	01/07/21	Inspection	Complaint Re-Inspection In Progress	In Progress	
201 Milton Ave & Ulster St	01/08/21	Inspection	Complaint Re-Inspection No Progress	No Progress	
201 Milton Ave & Ulster St	01/08/21	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
201 Milton Ave & Ulster St	01/26/21	Inspection	Complaint Re-Inspection No Progress	No Progress	
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Address	Date	Transaction	Transaction Type Status	Description	
201 Milton Ave & Ulster St	01/29/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	02/05/21	Inspection	Complaint Re-Inspection In Progress	gress	
201 Milton Ave & Ulster St	02/25/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	03/04/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	03/11/21	Inspection	Complaint Re-Inspection In Progress	gress	
201 Milton Ave & Ulster St	03/19/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	04/06/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	04/16/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	04/23/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	05/05/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	05/17/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	06/03/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	06/03/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	06/16/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	06/24/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	07/01/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	07/14/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	07/21/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	08/05/21	Inspection	Complaint Re-Inspection No Progress	ogress	
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	ogress	
201 Milton Ave & Ulster St	09/08/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	09/09/21	Inspection	Complaint Re-Inspection No Progress	ogress	
201 Milton Ave & Ulster St	09/17/21	Completed Complaint	Smoke Alarm Completed Certification	leted 2020-24614 Smoke cert	
201 Milton Ave & Ulster St	09/17/21	Inspection	Complaint Re-Inspection In Progress	gress	
201 Milton Ave & Ulster St	09/29/21	Inspection	Complaint Re-Inspection In Progress	gress	

Parcel History City of Syracuse

Address	Date	Transaction	Transaction Type	Status	Description
201 Milton Ave & Ulster St	10/25/21	Completed Complaint	Zoning Violations	Completed	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	Pass	
201 Milton Ave & Ulster St	10/26/21	Inspection	Complaint Re-Inspection Pass	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	
201 Milton Ave & Ulster St	12/19/22	Completed Complaint	Smoke Alarm Certification	Completed	2022-09680
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	No Progress	
201 Milton Ave & Ulster St	04/11/24	Inspection	Complaint Re-Inspection No Progress	No Progress	
201 Milton Ave & Ulster St	04/30/24	Completed Complaint	Smoke Alarm Certification	Completed	2024-00504
201 Milton Ave & Ulster St	12/18/24	Complaint	Certificate of Compliance	OPEN C of C Case	2024-08986 Certificate of Compliance, 1 apt 1 comm
201 Milton Ave & Ulster St	12/18/24	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Open	
201 Milton Ave & Ulster St	01/16/25	Completed Complaint	Cert of Use - Restaurant	Admin-Closed	CU2016-0088 Just Wing It
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	Holding For	53740 Interior Alterations - Tipperary Twist
					Special use permit needed.

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



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 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		