CITY OF SYRACUSE, MAYOR SHARON F. OWENS
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

MaSPR-2026-49	***Staff Report – November 2, 2026***
Application Type:	Major Site Plan Review
Project Address:	530 State Fair Blvd. (Tax Map ID: 114.-02-28.0)
Summary of Proposed Action:	The applicant intends utilize an existing warehouse structure to establish a "Warehouse - Commercial" land use type within the existing structure and to perform minor improvements and repairs to the structure and site. "Warehouse - Commercial" land use types are permitted by right under the regulations of the CM Zone District. The proposed hours of operation are 6AM – 5PM Total site area: 0.689 Acres / 30,000 SF
Owner/Applicant	Lovett Mechanical Contractor's, Inc. (Owner/Applicant)
Existing Zone District:	Commercial (CM) Zone District
Surrounding Zone Districts:	The neighboring properties to the north, east, and west are also within the Commercial (CM) Zone District, to the south across I-690 is the Light Industry and Employment (LI) Zone District.
Companion Application(s)	N/A
Scope of Work:	Interior work: (1) Interior painting (2) Modification to existing loading dock (3) New overhead doors (4) Upgrades to fire suppression system (5) Upgrades to window and doors (6) Upgrades to security system (7) Upgrades and repairs to electrical, HVAC, and plumbing systems Exterior work: (1) New Roof (2) Exterior painting (3) Repairs to existing paving
Facts on Project:	**Existing Conditions** - The existing site is a large warehouse structure approximately 15,230 sqft with a portion of a parking lot to the west, and large greenspace areas to the south along State Fair Blvd and west providing buffering between the parking area and the structure. **Nonconformities** - No nonconformities exist on the site or in the proposed new lot and structure. **Dimensional Standards** - The existing lot meets all Dimensional standards of the CM Zone District. - The existing coverage of the lot is complaint as the maximum lot coverage in

the CM Zone District is 100% coverage.

Use Specific Standards

- No use specific standards apply.

Local Land Use and Residential Compatibility

- The site is within the Commercial (CM) Zone District, where the industrial land use type "Warehouse – Commercial" is permitted by right, which maintains the land uses along this portion of State Fair Blvd, where currently warehouse based businesses are common such as *Butler Fence, Chuck-It Haulers,* and automobile focused business. The proposed land use type is moderate comparing to existing intensive vehicle related business.

Off-Street Parking and Loading

- Snow storage area is designated at north of the parking lot, preventing excessive snow from being pushed to encroach R.O.W or onto adjacent properties.
- The proposed parking lot design will provide adequate parking 11 parking spots are proposed where 7 are required.
- No bicycle parking is required as the minimum ratio does not apply to Industrial uses.

Landscaping, Buffering, and Screening

- The proposed green space buffer, and adequate building setback along the property line will preserve the well maintained grass area in the front and keep this site as an exemplary example of site design for industrial uses.

Site, Building Design, and Exterior Lighting

- No concerns with the site, building, or exterior lighting design.

Signage

- Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.

Historic Preservation

- This property is not on the City's Historic Properties list and does not require by the Landmark Preservation Board.

Additional Standards, Building Placement, and Transparency

- No additional standards apply.

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Staff Analysis:	**Major Site Plan Approval Criteria** **Consistency with the General Purpose and Intent of the Ordinance:** The proposed commercial warehouse building aligns with the CM Zone District's intent to encourage various commercial uses and light industrial uses along this commercial corridor. The continued use of this structure will maintain an existing building and provide upgrades to keep it as a useful structure. **Consistency with Dimensional & Design Development Standard of Zoning Ordinance:** The project meets all applicable dimensional standards for the CM Zone District and introduces upgrades to the structure and site. **Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans:** The proposed restoration and conversion of the building is consistent with the Comprehensive Plan and adopted City policies by supporting reinvestment in existing properties, and promoting small and middle scale business
Staff Recommendation:	**Staff recommend approving this project.**
Recommend conditions if approved:	1. The applicant shall comply with the general conditions for approval on the Site Plan application. (See the attached sheet General Conditions for Site Plan Approval). 2. Snow storage shall be maintained on-site in the designated area and shall not encroach into the public right-of-way or adjacent properties. 3. The premise shall be utilized exclusively of the proposed business, any additional tenants will require separate land use approvals. 4. No retail or walk-in sales shall be permitted on the premises. 5. All materials, supplies, equipment and inventory associated with the proposed use shall be stored with the enclosed building. 6. The business shall abide by the hours of operation that the Planning Commission approves. 7. The use shall not generate excessive noise, dust, vibration, fumes or other nuisances beyond the proper boundaries. 8. Hazardous materials, fuels and chemicals shall be stored and handled in compliance with all applicable fire and environmental regulations.
Zoning Procedural History:	Z-2756 | Comprehensive Change of Zone for 76 parcels including 530 State Fair Blvd. from Lakefront T4, T5, GR, and PK to Lakefront T5 and Industrial Class A, subject parcel was rezoned Industrial Class A. | Approved

MaSPR-2026-49

Summary of Zoning History:	In 2013, the City initiated a comprehensive Change of Zone for areas within the former Lakefront Zone District, including upzoning this parcel to the Industrial Class A Zone District.
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:	**Existing property characteristics** The subject property at 530 State Fair Blvd. is a rectangular parcel with a lot size of 30,000 SF (0.689 Acres). The property has one street frontages with 150 FT of southern frontage along State Fair Blvd. To the west, the property line borders 532 State Fair Blvd. for 200 FT. To the north, the property line borders 532 State Fair Blvd. for 150 FT. To the east, the property line borders 526 State Fair Blvd. for 200 FT; The parcel is currently occupied by a large warehouse structure to be used for the proposed storage use.
SEQR Determination:	Pursuant to the 6 NYCRR §617.5(c), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal meets the OCPB review requirements, but is exempted due to an Intermunicipal Agreement.

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

- Major Site Plan Review Application
- Short Environmental Assessment Form Part 1.
- Site and Floor Plan Package (Sheets T1.0, C1.1, C1.2, A1.1) Lovett Mechanical Contractors, Inc, 530 State Fair Boulevard, Syracuse, New York, 13204; Drawn by Registered Architect Robert J. Seigart of Schoper Architects, LLP, Dated 10/5/2025, Revised 10/28/2026; Scale: As Noted
- Location Survey on a Part of Reclaimed Lot No. 42, City of Syracuse, Known as No. 530 State Fair Boulevard, City of Syracuse, County of Onondaga, New York; Drawn by Lehr Land Surveyors D.P.C; Dated 3/11/2026; Scale: 1" = 30'

Attachments:

Major Site Plan Review Application
Code Enforcement History
IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



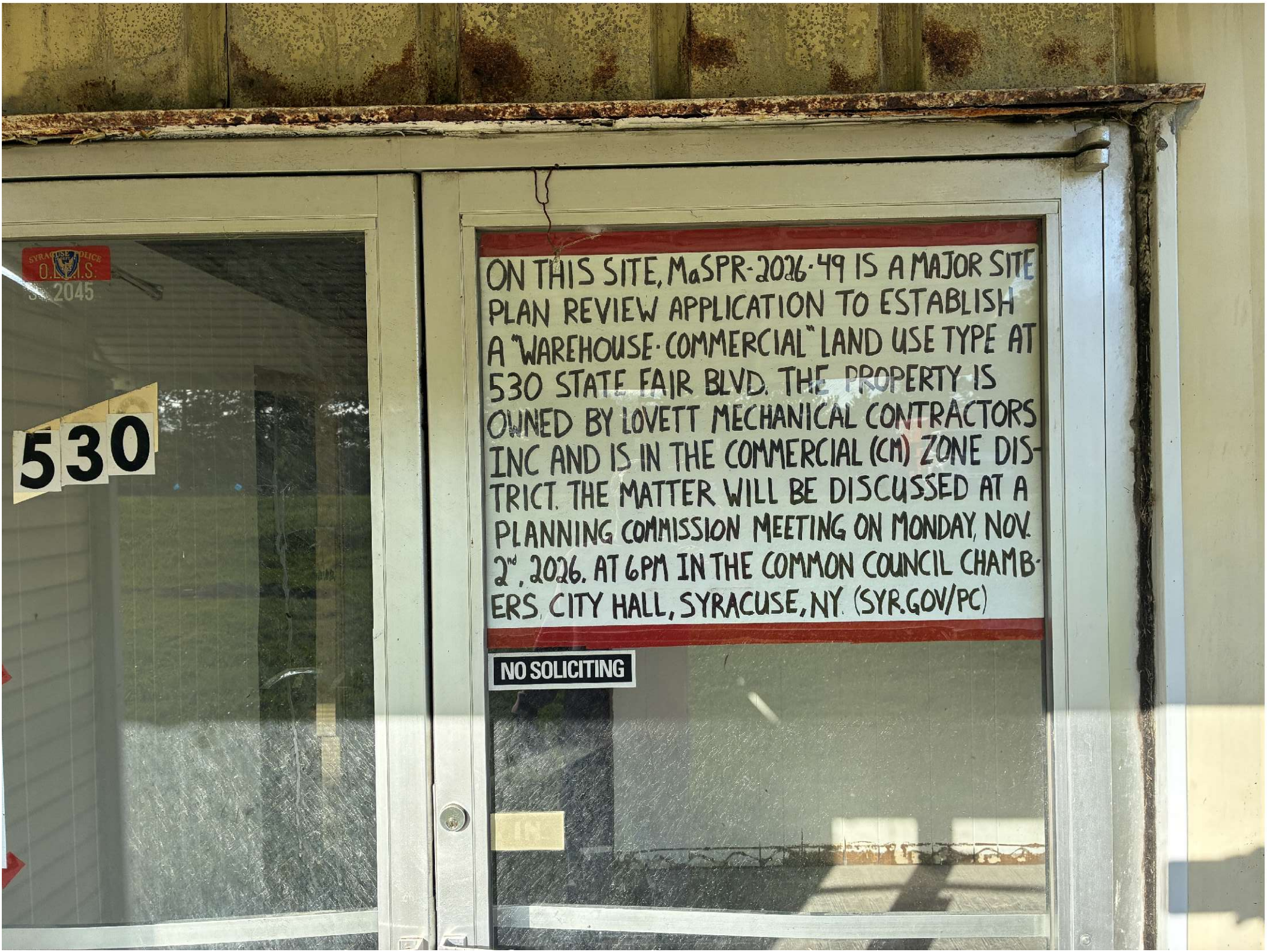
Description: Figure 1 shows the current Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property

MaSPR-2026-49



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: Onondaga County GIS on the Web, https://spatial.vhb.com/onondaga/


530
ON THIS SITE, MaSPR-2026-49 IS A MAJOR SITE PLAN REVIEW APPLICATION TO ESTABLISH A "WAREHOUSE-COMMERCIAL" LAND USE TYPE AT 530 STATE FAIR BLVD. THE PROPERTY IS OWNED BY LOVETT MECHANICAL CONTRACTORS INC AND IS IN THE COMMERCIAL (CM) ZONE DISTRICT. THE MATTER WILL BE DISCUSSED AT A PLANNING COMMISSION MEETING ON MONDAY, NOV. 2nd, 2026. AT 6PM IN THE COMMON COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NY. (SYR.GOV/PC)
NO SOLICITING

Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Noah Garcia
Director of Zoning

Haohui Pan
Assistant Director of Zoning

Conor Rourke
Land Use & Zoning Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Zoning Administrative Specialist

Thaddeus Lovett
Lovett Mechanical Contractors Inc.
742 Spencer St.
Syracuse, NY 13204
10/21/2026

Re: Application Completeness for City Planning Commission for 530 State Fair Blvd.

Dear Thaddeus,

On 10/21/2026, Noah Garcia determined the proposed project MaSPR-2026-49 at 530 State Fair Blvd. to be **complete.**

The proposed project will be sent to all involved agencies for review.
Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available City Planning Commission (CPC) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed document must be submitted to Noah Garcia at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the City Planning Commission two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Noah Garcia at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

Your Submission Details

Submission Number:
MaSPR-2026-49

Status:
Staff Review (Applicant Submitted)

Message:

Applicant Name:
Thaddeus Lovett

Applicant Email:

Primary Location:
530 STATE FAIR BLVD, 13204

Primary APN:
114.-02-28.0

Submission Type:
Zoning Applications > Site Plan Review > Major Site Plan Review

Last Updated:
October 30, 2026

Submission URL:
https://app.oncamino.com/syracuseny/dashboard/submissions/893591/guide

Contact the agency for more help

(315) 448-8600

zoning@syr.gov zwu@syr.gov hpan@syr.gov

300 South State St.,
Syracuse

1 Getting Started

Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant

Welcome to the City of Syracuse's Online Application Portal.

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

City of Syracuse, Central Permit Office

One Park Place

300 South State St.

Syracuse, NY 13202

2 Apply for a Permit

Pre-Application Conference is Required for Major Site Plan Review

Group: Zoning **Step is Completed By:** Applicant

Based on your responses, this project is considered a Major Site Plan Review. A Pre-Application Conference is required for this. This meeting is an 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. Please contact 315-448-8640 to schedule.

Please click Mark as Complete above to acknowledge understanding of this requirement and next step.

Major Site Plan Review Process Summary

Group: Zoning **Step is Completed By:** Applicant

Please review the attached document to review what a Site Plan Review process looks like for the City of Syracuse. Acknowledge your understanding of the process by clicking Mark as Complete above.

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

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

3 Required Information

Site Plan Review Details

Group: Zoning **Step is Completed By:** Applicant

Complete Environmental Assessment Form Part 1

Group: Zoning **Step is Completed By:** Applicant

Please download and use one of the two attachments. Either a **completed and signed** Short Environmental Assessment Form Part 1 or Full Environmental Assessment Form Part 1 shall be uploaded.

If you have no idea on which form to use, please reach out to the Syracuse Office of Zoning Administration at 315-448-8640 or Zoning@syr.gov for guidance.

4 Required Supplemental Documentation

Upload Photographs of the Project Site

Group: Zoning **Step is Completed By:** Applicant

Please upload photographs of the project site. These should be keyed to a property survey or site plan.

Upload Photographs of the Streetscape

Group: Zoning **Step is Completed By:** Applicant

Please upload photographs 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.

Upload As Built Property Surveys

Group: Zoning **Step is Completed By:** Applicant

Please upload as built propert surveys of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor).

Upload Site Plans

Group: Zoning **Step is Completed By:** Applicant

Please upload site plans Illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

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

Upload Floor Plans

Group: Zoning **Step is Completed By:** Applicant

Please upload 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 use.

Additional Optional Documents

Group: Zoning **Step is Completed By:** Applicant

The following plans may be required by staff after review: Grading, utility, drainage, landscaping, lighting, sewer and water hook ups, location of fire and emergency zones, energy distribution facilities, demolition plans, and a stormwater management plan. If you have any of these documents available, please upload to this step.

5 Application Attestation & Signature

Owner/Owner's Agent Certification

Group: Zoning **Step is Completed By:** Applicant

Please use the blank form in the attachment to provide information on owner/owner's agent if needed.

6 Reviews

Zoning Review

Group: Zoning **Step is Completed By:** Agency

DPW Traffic Control Review

Group: DPW **Step is Completed By:** Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

DPW Transportation Review

Group: DPW **Step is Completed By:** Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

DPW Sanitation and Sewers Review

Step Is Completed By: Agency

Engineering- Design and Construction Review

Step is Completed By: Agency

Engineering- Mapping Review

Step is Completed By: Agency

Engineering- SWPPP Review

Step is Completed By: Agency

Parks and Forestry Review

Group: Parks **Step is Completed By:** Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

Questions and Answers

1 **Are you the property owner?**

Yes | No

Data Fields

General Project Information

1 **Proposed Zoning Accessory Land Use Type (Refer to Syracuse Zoning Ordinance)**

Proposal involves no change on Accessory Land Use Type

2 **Proposed Number of Dwelling Units (if applicable)**

0.0

3 **Current Number of Dwelling Units (if applicable)**

0.0

4 **Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)**

Warehouse - Commercial

5 **Will this project include site changes?**

No

6 **Will this project include exterior alterations?**

No

7 **Will this project include new construction?**

Yes

8 **Will this project include demolition (full or partial)?**

Yes

9 **Companion Zoning Applications (if applicable, list any related zoning applications)**

none

10 **Proposed Onsite Parking**

yes

11 **Current Onsite Parking**

yes

12 **Proposed Hours of Operation**

6am-5pm

13 **Current Hours of Operation**

Unoccupied

14 **Proposed Use of the Property**

It will be a shop for my Plumbing & HVAC business

15 **Current Use of the Property**

unoccupied

16 **Lot Size (sq ft)**

15,000 sq ft

17 **Business/Project Name**

530 State Fair Blvd

Project Details

1 **Description of Work**

New Roof Interior & exterior paint Loading dock modifications New overhead doors Fire suppression upgrades Window & door upgrades Security system New Paving Address Electrical, Plumbing & HVAC systems

Disclaimer

This PDF was generated on October 30, 2026 and may be out of date.

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

Owner/Owner's Agent Certification

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

Print owner's name: Thaddeus Lovett	
Signature: Thaddeus Lovett	Date: 09/23/2026
Mailing address: 326 Wendell Terrace Syracuse NY 13202	
Phone:	Email:
Print applicant's name: Thaddeus Lovett	
Signature: Thaddeus Lovett	Date: 09/23/2026
Mailing address: 326 Wendell Terrace Syracuse NY 13203	
Phone:	Email:
Print authorized representative's name (if applicable):	
Signature:	Date: 09/23/2026
Mailing address:	
Phone:	Email:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted.

PLEASE NOTE:

- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**
- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.**
- **Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.**

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

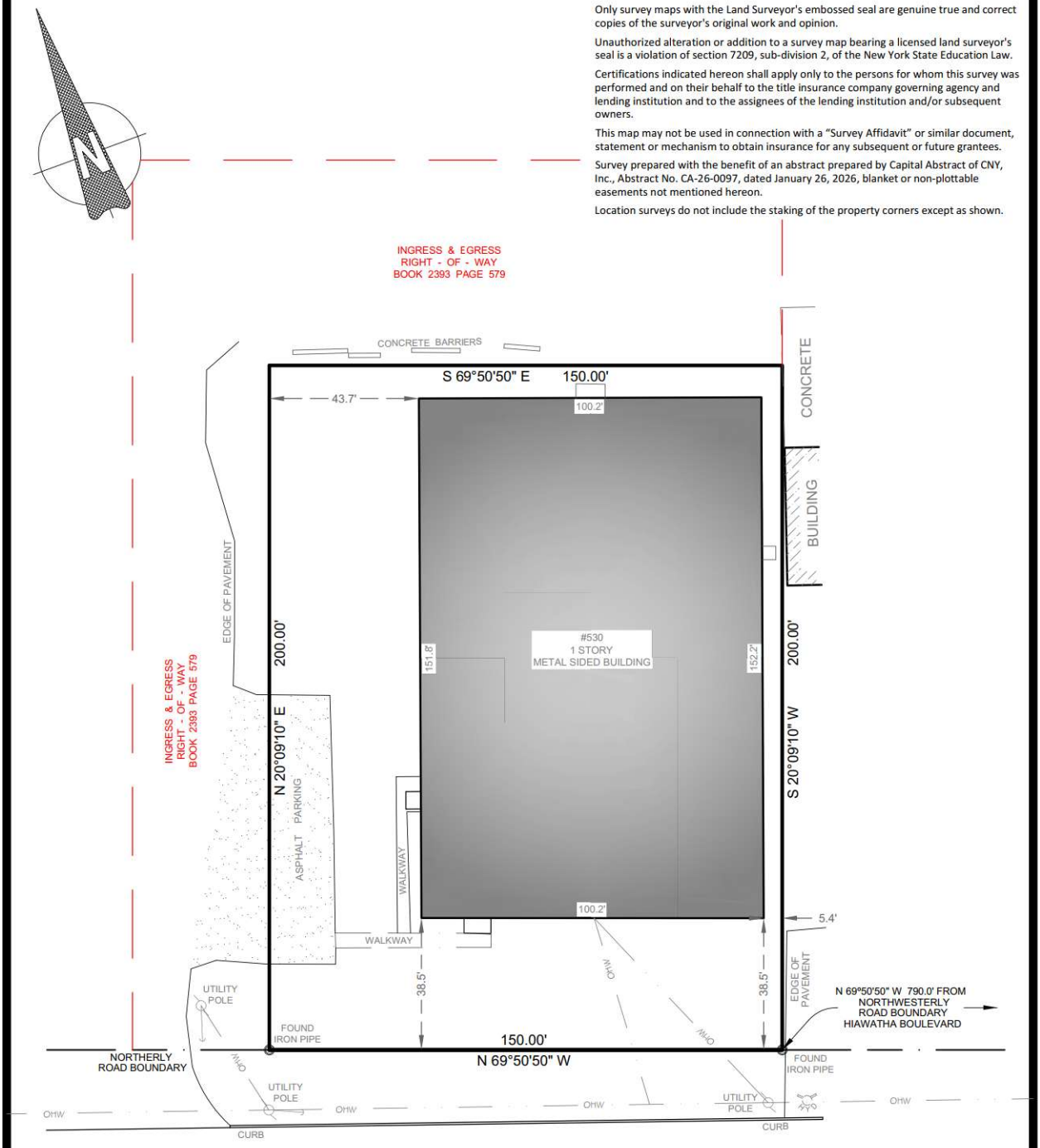
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.

Survey prepared with the benefit of an abstract prepared by Capital Abstract of CNY, Inc., Abstract No. CA-26-0097, dated January 26, 2026, blanket or non-plottable easements not mentioned hereon.

Location surveys do not include the staking of the property corners except as shown.



STATE FAIR BOULEVARD

940577

LEHR
LAND SURVEYORS D.P.C.
116 SALINA STREET– SUITE 6
LIVERPOOL, NEW YORK 13088
315–451–3333
info@lehrlandsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR

WILLIAM J HADCOCK NYSLS: 050817

LOCATION SURVEY ON A PART OF RECLAIMED LOT No.42, CITY OF SYRACUSE

KNOWN AS No.530 STATE FAIR BOULEVARD, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK

FIELD DATE:	MAP DATE:	SCALE:	DRAWN BY:
03/06/2026	03/11/2026	1"=30'	WJH

REVISIONS:

DRAWING No. 26-A-22 "B"

LOVETT
MECHANICAL CONTRACTORS, INC.

530 STATE FAIR BOULEVARD
SYRACUSE, NEW YORK 13204

Schopfer Architects LLP
1111 James Street Syracuse, N.Y.

			Project No: 2602 Date: 10/08/2026 Revisions:	COPYRIGHT THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. DRAWING ALTERATION IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.		T1.0

GENERAL CONSTRUCTION NOTES:

1. ALL WORK DESCRIBED WITHIN THESE CONTRACT DOCUMENTS CONSTITUTE THE PROJECT AND CONTAIN THE GENERAL INTENT AND SPECIFIC DETAIL OF THE PROJECT. ALL CONTRACTORS WILL BE HELD RESPONSIBLE FOR WORK THAT IS REASONABLY INFERABLE AS DESCRIBED WITHIN THESE CONTRACT DOCUMENTS. THE DOCUMENTS DESCRIBE THE GENERAL INTENT OF THE WORK AND PROVIDE DETAIL TO CONVEY THE DESIRED EFFECT. THE CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING, PROVIDING MATERIALS, AND ACHIEVING THE OVERALL INTENT AS REPRESENTED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS ADVISED TO SEEK CLARIFICATION WHEN NECESSARY AND REASONABLE FROM ARCHITECT/ENGINEER
2. THE SITE IS TO BE KEPT IN A CLEAN AND ORDERLY FASHION AT ALL TIMES.
3. ANY CHANGES IN THE WORK NOT SPECIFICALLY AUTHORIZED OR APPROVED BY THE ARCHITECT/OWNER ARE ELIGIBLE FOR REJECTION AS INCONSISTENT WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CONTACT THE ARCHITECT PRIOR TO THE COMPLETION OF ANY WORK INCONSISTENT WITH THE INTENT OF THE DRAWINGS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL, FEDERAL AND UTILITY COMPANY CODES / REGULATIONS. THE GENERAL CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL REQUIRED PERMITS, AND SHALL BE RESPONSIBLE FOR INSPECTIONS AND CERTIFICATIONS OF COMPLIANCE AS REQUIRED.
5. CONTRACTOR SHALL EXAMINE THE SITE AND CHECK EXISTING CONDITIONS TO THE FULL EXTENT OF THE SCOPE OF WORK. CONTRACTOR SHALL COORDINATE WORK WITH ALL TRADES AND OTHER CONTRACTORS RETAINED BY THE OWNER. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO EXECUTION OF WORK.
6. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND BE RESPONSIBLE FOR SAME. IN THE EVENT OF DISCREPANCIES, CONFLICTS OR DOUBTS, CONTRACTOR SHALL NOTIFY ARCHITECT IN SUFFICIENT TIME TO RESOLVE PROBLEM BEFORE PROCEEDING WITH WORK IN QUESTION. BY ENTERING INTO THIS CONTRACT, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL CONDITIONS UNLESS NOTED OTHERWISE THAT WILL AFFECT THE SCOPE OF WORK.
7. CONTRACTOR SHALL PROVIDE PROPER CLEAN UP OF ALL WORK BEFORE FINAL PAYMENT, THIS INCLUDES FINISHES AND ADJACENT SITE.
8. CONTRACTOR SHALL REMEDY ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND PAY FOR ANY SUCH DEFECTS FROM THE DATE OF FINAL CERTIFICATE OF COMPLETION AND IN ACCORDANCE WITH THE TERMS OF ANY SPECIAL GUARANTEES PROVIDED IN CONTRACT.
9. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
10. DO NOT SCALE DRAWINGS FOR EXECUTION OF WORK. VERIFY THE EXISTING CONDITIONS AND CROSS CHECK ALL DOCUMENTS FOR COMPLETE SCOPE OF WORK.

SAFETY NOTES:

GENERAL:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE OFFICIAL COMPILATIONS OF CODES, RULES, AND REGULATION OF THE STATE OF NEW YORK, 9 EXECUTIVE(B) WITH ALL OTHER REGULATIONS OF ALL OTHER AGENCIES.

STRUCTURAL (BY OTHERS):

2. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
3. ALL DEMOLITION, REPAIR AND ALTERATION OPERATIONS TO DONE IN ACCORDANCE WITH THE OFFICIAL COMPILATION OF CODES, RULES, AND REGULATION OF THE STATE OF NEW YORK, 1 EXECUTIVE AND ALL OTHER REGULATIONS OF ALL OTHER AGENCIES HAVING

FIRE:

4. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
5. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.
6. ALL FLAMMABLE MATERIALS ARE TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
7. ALL FLAMMABLE MATERIALS TO USED AND STORED IN AN ADEQUATELY VENTILATED SPACE. NO STORAGE OF SATURATED RAGS TO BE ALLOWED AND MUST BE REMOVED DAILY.
8. ALL ELECTRICAL POWER IS TO BE TURNED OFF WHERE THERE IS EXPOSED CONDUIT.
9. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA IS TO BE TURNED OFF AFTER WORKING HOURS.
10. CONTRACTOR SHALL AT ALL TIMES MAKE SURE THAT THERE IS NO LEAKAGE OF FUEL OIL OR NATURAL GAS IN BUILDING, OR ANY FLAMMABLE SUBSTANCES USED IN CONSTRUCTION.
11. CONTRACTOR TO PROVIDE AT LEAST TWO OPERABLE FIRE EXTINGUISHERS AT AREA OF WORK.

LIST OF DRAWINGS

GENERAL
T1.0 COVER SHEET

SITE
C1.1 PROPOSED SITE PLAN
C1.2 SITE DETAILS

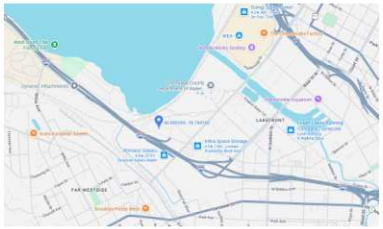
ARCHITECTURAL
A1.1 PROPOSED FLOOR PLAN



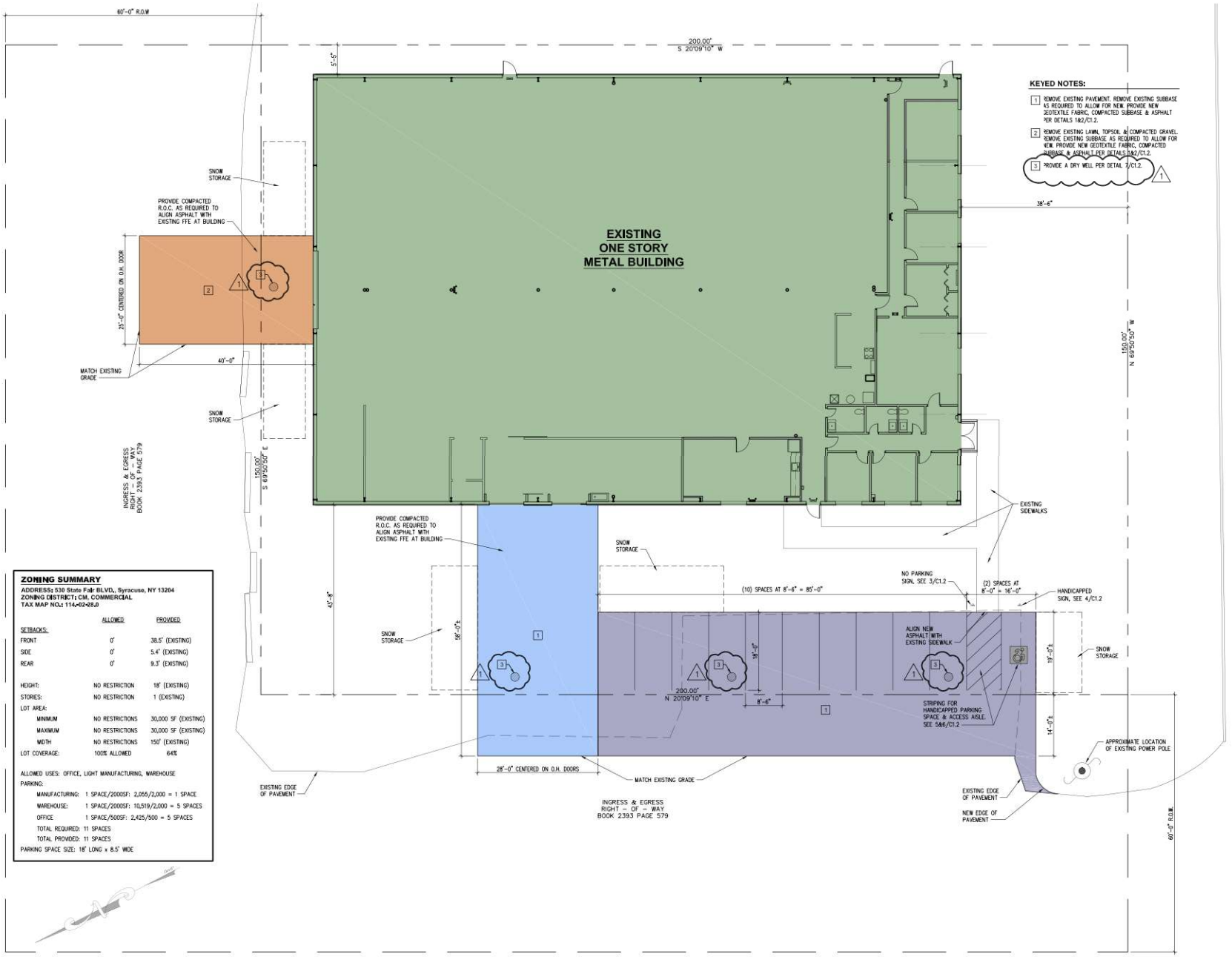
Aerial Site Photo



Location Map



Area Map



ZONING SUMMARY

ADDRESS: 530 State Fair BLVD., Syracuse, NY 13204
ZONING DISTRICT: CM, COMMERCIAL
TAX MAP NO.: 114.-02-28.0

	ALLOWED	PROVIDED
SETBACKS:		
FRONT	0'	38.5' (EXISTING)
SIDE	0'	5.4' (EXISTING)
REAR	0'	9.3' (EXISTING)
HEIGHT:	NO RESTRICTION	18' (EXISTING)
STORIES:	NO RESTRICTION	1 (EXISTING)
LOT AREA:		
MINIMUM	NO RESTRICTIONS	30,000 SF (EXISTING)
MAXIMUM	NO RESTRICTIONS	30,000 SF (EXISTING)
WIDTH	NO RESTRICTIONS	150' (EXISTING)
LOT COVERAGE:	100% ALLOWED	64%

ALLOWED USES: OFFICE, LIGHT MANUFACTURING, WAREHOUSE
PARKING:
MANUFACTURING: 1 SPACE/2000SF: 2,055/2,000 = 1 SPACE
WAREHOUSE: 1 SPACE/2000SF: 10,519/2,000 = 5 SPACES
OFFICE 1 SPACE/500SF: 2,425/500 = 5 SPACES
TOTAL REQUIRED: 11 SPACES
TOTAL PROVIDED: 11 SPACES
PARKING SPACE SIZE: 18' LONG x 8.5' WIDE

1 PROPOSED SITE PLAN
1" = 10'-0"

STATE FAIR BOULEVARD

Lovett
Mechanical Contractors, Inc.
530 State Fair Blvd.
SYRACUSE, NEW YORK 13204

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RICHARD J. SCHOPFER
NO. 12253
STATE OF NEW YORK

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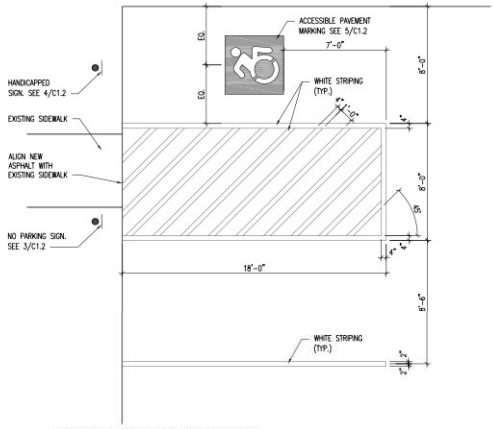
Revisions:

Number:	Date:	By:
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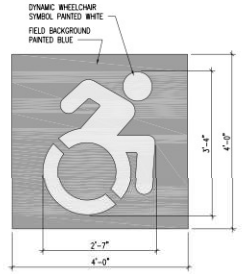
Sheet Title:
PROPOSED SITE PLAN

Sheet No:
C1.1

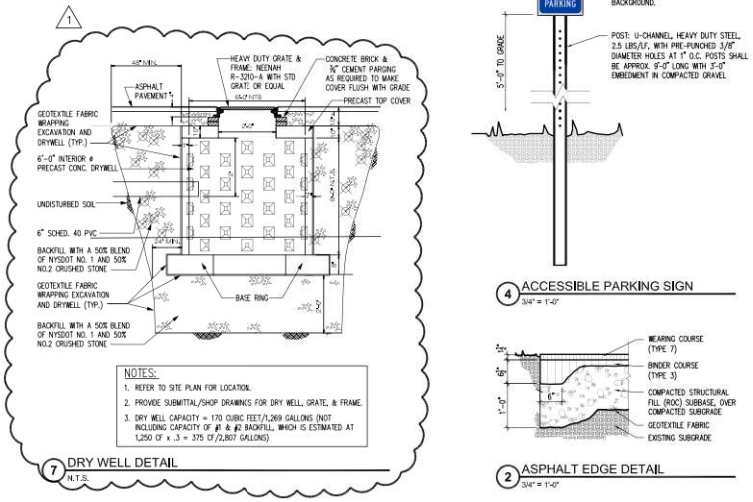
Job No. 2602



6 ACCESSIBLE PARKING STRIPING
1/4" = 1'-0"

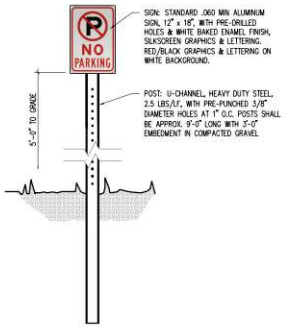


5 ACCESSIBLE PARKING MARKER
3/4" = 1'-0"



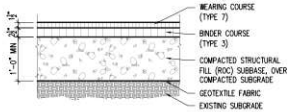
7 DRY WELL DETAIL
N.T.S.

4 ACCESSIBLE PARKING SIGN
3/4" = 1'-0"



3 NO PARKING SIGN
3/4" = 1'-0"

2 ASPHALT EDGE DETAIL
3/4" = 1'-0"



1 ASPHALT PAVEMENT DETAIL
3/4" = 1'-0"

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Sheet Title:
SITE DETALS

Sheet No:
C1.2

Job No.: 2602

CODE REVIEW

2025 BUILDING CODE OF NYS & 2025 EXISTING BUILDING CODE OF NYS

1 OCCUPANCY CLASSIFICATION SECTION 304 & 306

2 CONSTRUCTION TYPE: IIB TABLE : 601

3 MAXIMUM HEIGHT & FIRE AREA TABLE : BC 601

OCCUPANCY	CONST. TYPE	ALLOWABLE STORIES & HEIGHT TABLE: 504.3 & 504.4	ACTUAL HEIGHT	MAXIMUM AREA FOR ANY STORY TABLE: 506.2.	ACTUAL AREA (ENTIRE BUILDING)
B	IIB	4 STORIES/75'	1 STORY/18'	92,000 SF	15,000 SF
F-1		3 STORIES/75'		62,000 SF	
S-1		4 STORIES/75'		70,000 SF	

4 FIRE RESISTANCE RATINGS FOR BUILDING CONSTRUCTION TABLE : BC 601

ELEMENT	CONST. TYPE IIB REQUIRED	PROVIDED
STRUCTURAL FRAME	0 hours	0 hours
BEARING WALLS EXTERIOR	0 hours	0 hours
NON BEARING WALLS & PARTITIONS - INTERIOR	0 hours	0 hours
FLOOR CONSTRUCTION	0 hours	0 hours
ROOF CONSTRUCTION	0 hours	0 hours

5 SEPARATION OF OCCUPANCIES SECTION 508

BLDG. IS MIXED OCCUPANCIES, NON-SEPARATED

6 FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS & OCCUPANCIES

ELEMENT	REQUIRED	PROVIDED
CORRIDORS/TABLE 1020.1	0	0
SMOKE BARRIERS SECTION 709	NA	NA
FIRE BARRIERS SECTION 707	NOT REQUIRED	NONE

7 AUTOMATIC SPRINKLER SYSTEMS : SECTIONS 903,905 & 907

OCCUPANCY :		
B & F-1	SPRINKLERS REQUIRED (903.2)	PROVIDED
	STANDPIPE NOT REQUIRED (905.3)	NO SDTANDPIPE
	MANUAL/AUTOMATIC FIRE ALARM SYSTEM: AT LEAST 1 MANUAL PULL STATION REQUIRED (907.2)	PROVIDED

	Required /Allowed	Provided
8 Portable Fire Extinguishers (Section 906.1)	MIN. Type 2A required. Maximum 75' from any point in a corridor, lobby, or stair to a fire extinguisher.	Type 2A Provided. (Maximum 50'from any point to a fire extinguisher.)
9 Occupant Load (Table 1004.5) FIRST FLOOR	Occupancy :B Business: 150 S.Q.FT./occupant Occupancy :F-1 Factory: 100 S.Q.FT./occupant Occupancy :F-1 Factory: 500 S.Q.FT./occupant	2,477 SQ.FT./150 = 17 2,069 SQ.FT./100 = 21 10,484 SQ.FT./500 = 21
10 Means of Egress		
Egress width per Occupant (Section 1005.3)	Corridors : 0.15 per Occupant Doors : 0.15 Per Occupant	

OCCUPANCY	AREA	OCCUPANTS	WIDTH REQUIRED	WIDTH PROVIDED
B, F-1 & S-1	15,000 S.F	59	32"	180"
	AREA	OCCUPANTS	# OF EXITS REQUIRED	# OF EXITS PROVIDED
Min. No. Exits (Table 1006.3 & Section 1006)	15,000 S.F	59	2	4

Maximum Exit Travel Distance with Sprinkler (Table 1017.2)	B = 250 FEET	120 FEET
Maximum Common Path of Travel with Sprinkler (Section 1006.2.1)	100 FEET	50 FEET
Min. Ceiling Height (Section 1003.2)	7'-6" min.	8'-0"
Maximum Dead End Corridor (Section 1020.4)	50 FEET	0 FEET

11 Interior Wall and Ceiling Finishes Table 803.13/ Sprinklered/ Occupancy B

VERTICAL EXITS & PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES	PROVIDED
CLASS B	CLASS C	CLASS C	CLASS B

12 Interior Floor Finishes Section 804.4.1 exception - sprinkler
DOF FF-1 "PILL TEST" Class II

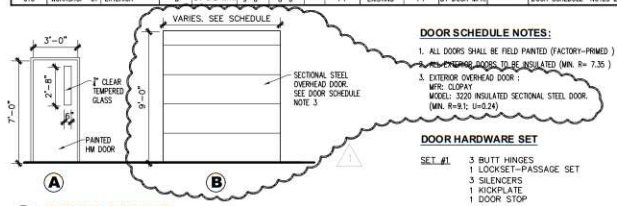
13 MINIMUM PLUMBING FACILITIES (ASSUMED OCCUPANTS: 9 MEN / 9 WOMEN-BUSINESS; 21 MEN / 21 WOMEN- FACTORY/WAREHOUSE) TABLE 403.1

FIXTURE COUNTS PER OCCUPANT LOAD

FIXTURE TYPE	REQUIRED BUSINESS	REQUIRED FACTORY/WAREHOUSE	TOTAL	PROVIDED
TOILETS/URINALS (MEN)	1/25 = .36	1/50 = .66	.34	1
TOILETS (WOMEN)	1/25 = .36	1/50 = .66	.34	2
SINKS (MEN)	1/40 = .23	1/100 =.21	.44	1
SINKS (WOMEN)	1/40 = .23	1/100 =.21	.44	2
DRINKING FOUNTAIN	1/100 = .18	1/100=.11	.29	1
SERVICE SINK	1		1	1

DOOR SCHEDULE

DOOR NO.	LOCATION FROM:	TO:	DOOR TYPE	MAT'L	HGT	WIDTH	THK	FINISH	FRAME MAT'L	FINISH	HDWR SET	FIRE LABEL	NOTES
02	WORKSHOP 01	BREAK ROOM 02	A	HM	7'-0"	3'-0"	1¾"	PT	HM	PT	1	--	DOOR SCHEDULE NOTE 1
02A	WORKSHOP 01	HALLWAY 12	A	HM	7'-0"	3'-0"	1¾"	PT	HM	PT	1	--	DOOR SCHEDULE NOTE 1
01A	WORKSHOP 01	EXTERIOR	B	BY OHD MFR.	9'-0"	8'-0"	---	PT	BY OHD MFR.	PT	BY DOOR MFR.	--	DOOR SCHEDULE NOTES 2 & 3
01B	WORKSHOP 01	EXTERIOR	B	BY OHD MFR.	9'-0"	8'-0"	---	PT	EXISTING	PT	BY DOOR MFR.	--	DOOR SCHEDULE NOTES 2 & 3
01C	WORKSHOP 01	EXTERIOR	B	BY OHD MFR.	9'-0"	8'-0"	---	PT	EXISTING	PT	BY DOOR MFR.	--	DOOR SCHEDULE NOTES 2 & 3



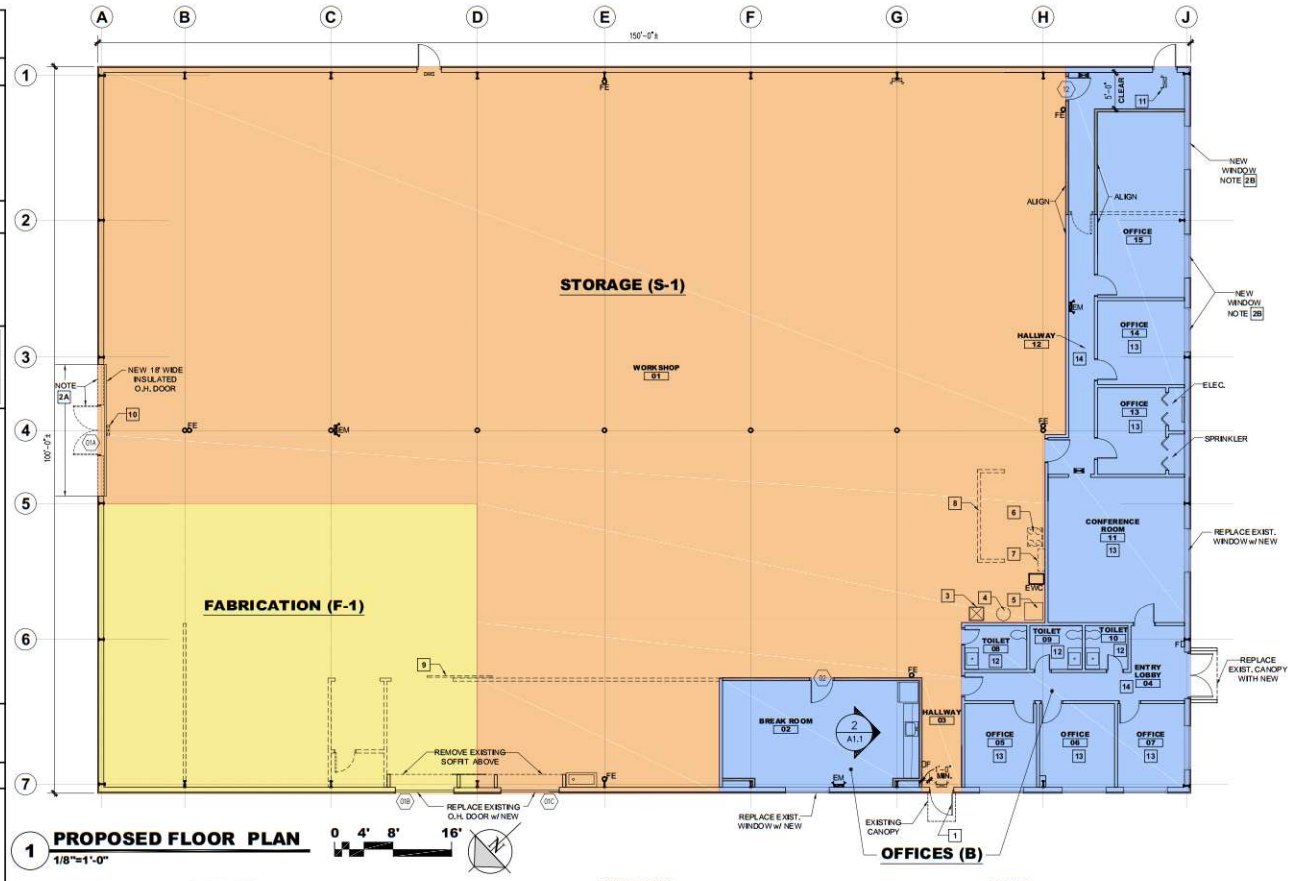
DOOR SCHEDULE NOTES:

1. ALL DOORS SHALL BE FIELD PAINTED (FACTORY-PRIMED)
2. ALL EXTERIOR DOORS TO BE INSULATED (MIN. R= 7.35)
3. EXTERIOR OVERHEAD DOOR : MFR: CLOPAY MODEL: 3220 INSULATED SECTIONAL STEEL DOOR. (MIN. R=9.1; U=0.24)

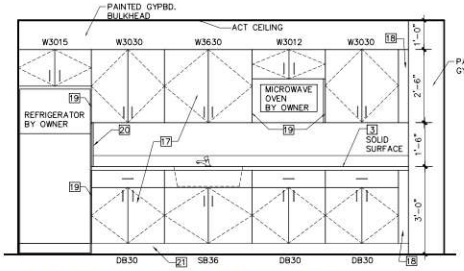
DOOR HARDWARE SET

SET #1
3 BUTT HINGES
1 LOCKSET--PASSAGE SET
3 SILENCERS
1 KICKPLATE
1 DOOR STOP

2 DOOR TYPES
1/4"=1'-0"



1 PROPOSED FLOOR PLAN
1/8"=1'-0"



3 ELEVATION : BREAK ROOM 02
1/2"=1'-0"

CABINETRY LEGEND

NOTATIONS @ CABINETRY ELEVATION

SB 36 (SB= BASE CABINET w/ SINK NUMBER = CABINET WIDTH)

DB 18 (DB= BASE CABINET w/DRAWERS NUMBER = CABINET WIDTH) NO. OF DRAWERS AS SHOWN.

W3624 (W= WALL MOUNTED UPPER CABINET 1ST. 2 DIGIT NUMBER = CABINET WIDTH 2ND 2 DIGIT NUMBER = CABINET HEIGHT

KEYED NOTES:

1. REMOVE EXISTING LOCKSET & BARREL BOLTS. REPLACE WITH NEW RIM TYPE EXIT DEVICE.
2. SAWCUT & REMOVE EXISTING WALL & DOOR.
   A. CONSTRUCT NEW JAMB & HEADER TO ACCOMODATE NEW O.H. DOOR.
   B. CONSTRUCT NEW JAMB & HEADER & SILL TO ACCOMODATE NEW WINDOW
3. EXISTING LAUNDRY TUB TO REMAIN
4. EXISTING WATER HEATER TO REMAIN
5. EXISTING FURNACE TO REMAIN
6. REMOVE EXISTING STOVE.
7. REMOVE EXISTING WALL CABINETS.
8. REMOVE EXISTING LOW WALL.
9. REMOVE EXISTING SLIDING DOOR.
10. REMOVE EXISTING EXIT SIGN
11. REMOVE & RELOCATE EXISTING EXIT SIGN /EMERGENCY LIGHT ROTATED 90°, (PERPENDICULAR TO THE EXIT DOOR)
12. NO NEW WORK IN (3) EXISTING TOILET/BATHROOMS
13. NO NEW WORK IN (5) EXISTING OFFICES AND (1) CONFERENCE ROOM. (EXCEPT WINDOW REPLACEMENT
14. NO NEW WORK IN ENTRY LOBBY 04 AND HALLWAY 12
15. PROPOSED NEW WALL CONSTRUCTION : 3 5/8" METAL STUDS @16" O.C. WITH 5/8" GYPBD. EACH SIDE TO 9' A.F.F.. BRACE DIAGONALLY TO STRUCTURE ABOVE @4'-0" O.C.
16. COUNTERTOP: 1" SOLID SURFACE OVER ¾" MDF INCLUDING FRONT EDGE. PROVIDE CONT. 1X4 BLOCKING @ BOTTOM OF MDF.. PROVIDE 4" HIGH SPLASH.
17. BASE & UPPER CABINETS: DOOR/ DRAWER FACE: ¾" MDF w/ PL. LAM. PL-1 @ ALL EXPOSED SURFACES. PROVIDE LOCKING HARDWARE. PROVIDE BLACK METAL WIREPULL HANDLE. INSIDE SURFACES TO BE ALMOND MELAMINE.
18. FILLER PANEL: ¾" MDF w/ PL. LAM @ ALL EXPOSED SURFACES.
19. FINISHED END PANEL: ¾" MDF w/ PLLAM @ ALL EXPOSED SURFACES OF CABINETS
20. PANEL: ¾" MDF w/ PL. LAM @ ALL EXPOSED SURFACES/FINISH w/ CLEAR SEALANT @ BOTTOM JOINT ON TOP OF COUNTER
21. 4" VINYL BASE

LEGEND

- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- PROPOSED NEW WALL (KEYED NOTE 15)
- FE — FIRE EXTINGUISHER (10 LB. ABC TYPE)
- EXIT — EXISTING EXIT SIGN
- NEW EXIT SIGN
- EM — EXISTING EXIT SIGN / EMERGENCY LIGHT
- NEW EMERGENCY LIGHT
- EWC — NEW ELECTRIC WATER COOLER (DRINKING FOUNTAIN)
- DF — NEW FIRE ALARM MANUAL PULL STATION

CODE REVIEW
2025 ENERGY CONSERVATION CODE OF NYS

NEW WINDOWS:
TUBELITE 14,000 SERIES, 1" LOW-E INSULATING GLASS IN A FIXED THERMALLY BROKEN ALUMINUM FRAME; MAX U = .34, MAX SHGC = 0.33

NEW OVERHEAD DOORS:
CLOPAY MODEL 3220 OR APPROVED EQUAL; R = 9.1 / U = 0.24 (PER CODE, MAX U = 0.31)

Lovett
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530 State Fair Blvd.
SYRACUSE, NEW YORK 13204

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315-474-6501
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Checked by: RJS
Date: 1/21/25
Scale: AS NOTED

Revisions:

Number:	Date:	By:
1	10/6/2026	MAC
2		
3		
4		

Sheet Title: PROPOSED FLOOR PLAN

Sheet No: A1.1

Job No: 2602

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: 530 State Fair Blvd

Project Location (describe, and attach a location map): 530 State Fair Blvd

Brief Description of Proposed Action: Renovate to make in move in ready for my HVAC/Plumbing Business

Name of Applicant or Sponsor:	Telephone: 33
Thaddeus Lovett	E-Mail:

Address: 326 Wendell Terrace

City/PO:	State:	Zip Code:
Syracuse	NY	13203

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3. a. Total acreage of the site of the proposed action? _____ acres
   b. Total acreage to be physically disturbed? N/A acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☒ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
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?	☐	☒

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: Onondaga lake is 600 Feet from the property	☐	☒

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
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?	☐	☒

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:	☐	☒

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:	☐	☒

	NO	YES
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?	☒	☐
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?	☒	☐

	NO	YES
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?	☐	☒
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: Onondaga lake		

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

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100-year flood plan? I assume so	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☒	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☒	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☒	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☒	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Thaddeus Govett Date: 9/23

Signature Thaddeus Govett Title: member

PRINT FORM

Agency Use Only [If applicable]

Project:	R-2026-11
Date:	4/1/2026

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?	☑	☐
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?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: R-2026-11

Date: 4/6/2026

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 Planning Commission	04/06/2026
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 - 10/30/2026
Tax Map #: 114.-02-28.0
Owners: Rosol Industrial Corp, ROSOL INDUSTRIAL CORP
Zoning: CM

Address	Date	Transaction	Transaction Type	Status	Description
530 State Fair Blvd	02/19/13	Project	Zoning (Converted)	Approved	Z-2756 | CHANGE SELECT T4, T5, PK & GR TO IA & T5

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

MaSPR-2026-49

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Noah Garcia	See Staff Report
Planning Commission	In Review		
DPW Traffic Control	Approved	Charles Galfrancesco	MaSPR-2026-49 DPW Traffic Control Review complete- 10-21-26 No Concern with proposed.
DPW Transportation	Conditionally Approved	Mason Molesso	No concerns with ROW, work doesn't appear to be extending into ROW
Engineering- SWPPP	Conditionally Approved	Mirza Malkoc	- • Construction shall follow the approved Site Plans that are dated 10-28-2026. Any deviation from the approved Site Plans shall be submitted to the City of Syracuse Engineering Department for approval. • This is just a reminder that any work in the City's R.O.W. is not allowed until the developer/contractor receives the road cut permit. • Erosion & Sediment control shall be installed as per the approved plans before construction starts to prevent any sediments eroding past the project site and into the City R.O.W. or adjoining properties. • Once site work is completed an AS-BUILT survey of the whole site shall be submitted to the Engineering Department for review.
Parks and Forestry	In Review	Jeff Romano	

Engineering - Mapping Review	Approved	Ray Willis	The proposed work should have no impact on Mapping Division assets as shown. The City does not verify private easements between property owners. It is the responsibility of the applicant to ensure the proposed work is not in violation of the Ingress/Egress easement.
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	• Construction shall follow the approved Site Plans that are dated 10-28-2026. Any deviation from the approved Site Plans shall be submitted to the City of Syracuse Engineering Department for approval. • This is just a reminder that any work in the City's R.O.W. is not allowed until the developer/contractor receives the road cut permit. • Erosion & Sediment control shall be installed as per the approved plans before construction starts to prevent any sediments eroding past the project site and into the City R.O.W. or adjoining properties. • Once site work is completed an AS-BUILT survey of the whole site shall be submitted to the Engineering Department for review.
DPW Sanitation and Sewers	On Hold	Vinny Esposito	A storm water plan is required. This area floods with large rain events. Added impervious surface must control storm water run-off.