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-2026-92	***Staff Report – November 23, 2026***
Application Type:	Special Use Permit
Project Address:	1005 E Brighton Ave. (062.-02-11.2)
Summary of Proposed Action:	The applicant is applying for a Special Use Permit to establish a "Mini-Storage" use on a vacant property.
Owner/Applicant	Pack N Stor Syracuse LLC. (Owner) Michael Charles, Benchmark Development (Applicant)
Existing Zone District:	Commercial, CM Zone District
Surrounding Zone Districts:	The neighboring properties to the north and west are located in the Commercial, CM Zone District, to the south in the Medium Density Residential, R4 Zone District, and to the east the property is on the boundary between the City of Syracuse and Town of Onondaga.
Companion Application(s)	**MaSPR-2026-52 (Major Site Plan Review):** to change the use of the property into a "Mini-storage" use in the CM Zone District and construct a 3-story storage facility.
Scope of Work:	The scope of work includes: (1) removing part of the existing vegetations and grading the land for construction; (2) installing new pavement to the site; (3) constructing a 3-story, 105,000 SF storage facility; (4) constructing 25 parking spaces (includes 2 ADA parking spaces); (5) installing retaining walls and chain-link fences and implementing landscaping plans.
Summary of Changes:	This project was approved by the CPC on 8/19/2024 and was referred to Common Council for final decision. The Common Council remanded the special use permit application because the project plans were found to violate a granted easement agreement between the applicant and the owner of property located at 679 E Seneca Tpke. The applicant has submitted revised plans to address the violation and it was approved at the 3/3/2025 meeting. No action has occurred since and the previous approval has expired.
Staff Analysis:	**Factors:** - **The subject project has previously been reviewed and approved by the City Planning Commission and Common Council, however the applicant did not begin construction or apply for a time extension, as such this application is treated as a new proposal.** - The property owner has obtained an easement agreement with the neighboring property to have the site entrance located on Lafayette Rd. - The proposed use is consistent with the purpose of CM Zone District which is to provide appropriate areas that permit the development and continued use of land for commercial and service uses characterized by frequent visits of customers and clients in high volumes. - The proposed use is close to nearby residential uses and structures and would provide storage services to nearby residences. - Per Sheet L6.1, the height of the proposed building is lower than the adjacent Greenwich Manor Apartment. - A landscape buffer will be implemented between the proposed use and nearby residential use.

Recommended conditions if approved:

- The applicant shall comply with the general conditions for approval on Special Use Permit application. (See the attached sheet "General Conditions for Site Plan Review, Special Use Permit and Project Plan Review Approval).
- The landscaping features along the southernly property line shall be adequately maintained to buffer the facility and parking lot from the adjacent residential Zone District.

Recommended conditions if approved

- The applicant shall comply with the general conditions for approval on Special Use Permit application. (See the attached sheet "General Conditions for Site Plan Review, Special Use Permit and Project Plan Review Approval).
- The landscaping features along the southernly property line shall be adequately maintained to buffer the facility and parking lot from the adjacent residential Zone District.

Zoning Procedural History:

C-1019	Conditional Use Permit to replace existing gas station with a new gas station	Approved
Z-2781	Zone Change from RB-1 to CB (Initiated by City to eliminate split-zone parcels)	Approved
R-16-51	Resubdivision to Divide 1 lot into 4 new lots, companion to S-16-04 and Z-2798	Approved, null and void, maps never filed
Z-2798	Multi-Building Review to demolish existing buildings and structure for future construction.	Approved
R-22-21	Resubdivision to Divide 1 lot into 4 new lots.	Withdrawn
MaSPR-24-02	Major Site Plan Review to construct and establish a "Car Wash" land use type	Approved
R-23-31	Resubdivision to divide 1 lot into 2 new lots	Approved, Void, wrong map submitted
R-23-31M1	Modification of previous Resubdivision	Approved w/ Conditions
MaSPR-24-28	Major Site Plan Review to construct a 140,000 sqft indoor storage facility and parking area	Approved, expired
SP-24-15	Special Use Permit to establish "Mini-Storage" land use type.	Approved, expired

Code Enforcement History:

See attached code enforcement history.

Property Characteristics:

The lot is irregularly shaped with 40 feet of frontage along East Seneca Turnpike, 841.46 feet of frontage along Lafayette Road, 193 feet of frontage on the easterly property line, and 560.42 feet of frontage on the northernly most property line. The total area of the lot is 2.93 acres (127,630.8 square feet), and the proposed building is 105,000 SF.

SEQR Determination:

Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.

Onondaga County Planning Board Referral:

Pursuant to GML §239-l, m and n, the proposal meets the referral criteria for Onondaga County Planning Board to review. The Onondaga County Planning Board has comments below:

1. The applicant must ensure legal access to East Seneca Turnpike. An access

easement along the private road is required to be filed with the deed and reflected on the subdivision plan.
2. Given that the applicant will be clearing trees and site may contain the federally and state endangered Indiana Bat and Northern Long-eared bat or their associated habitat, the applicant is required to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.
3. Given loss of trees and wooded area on site, the Board encourages the applicant to increase plantings and landscaping surrounding the building area.

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

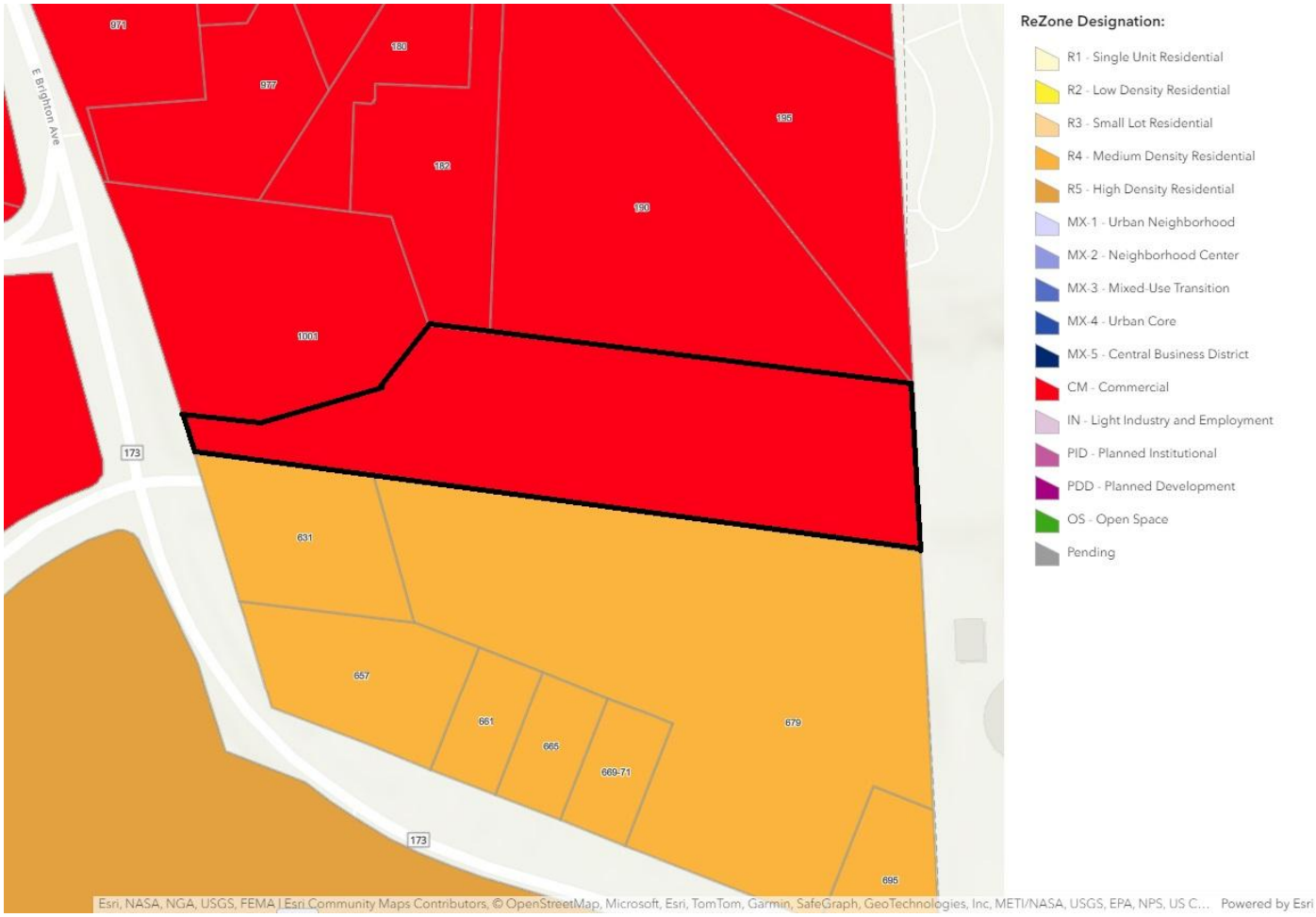
- Special use permit application
- Short Environmental Assessment Form Part 1
- Brighton Subdivision. Part of Farm Lot 121, City Of Syracuse, County Of Onondaga, State of New York; Licensed Land Surveyor: Paul J. Olszewski; Paul James Olszewski, P.L.S., PLLC; Dated: 05/11/2023; Scale: 1''= 30'
- Site Preparation Plan (Sheets L1.1, L2.1). Prepared by Keplinger Freeman Associates LLC; Dated: 02/26/2024; Scale as noted.
- Site Drainage and Utility Plan (Sheet L2.2). Prepared by Keplinger Freeman Associates LLC; Dated: 02/26/2024; Scale as noted.
- Site Plan (Sheet L3.1). Prepared by Keplinger Freeman Associates LLC; Dated: 02/26/2024; Scale as noted.
- Planting Plan and Erosion Control Plan (Sheets L4.1, L5.1). Prepared by Keplinger Freeman Associates LLC; Dated: 02/26/2024; Scale as noted.
- Site Detail Plan (Sheet L6.1). Prepared by Keplinger Freeman Associates LLC; Dated: 02/26/2024; Scale as noted.
- Proposed Floor Plan (Sheets A-101, A-102, A103). Prepared by SAA Architects; dated: 06/19/2024; Scale: 3/32"=1'
- Elevation Plan (Sheet A-201). Prepared by SAA Architects; dated: 06/06/2024; Scale: 3/32"=1'

Attachments:

- Updated project plans
- Easement Agreement

Context Maps:

Figure 1: Zone District of Subject Property



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

Figure 2: Aerial Imagery of Subject Property

SP-24-15



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation

CITY OF SYRACUSE, MAYOR BEN WALSH
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MaSPR-2026-52	***Staff Report – November 23, 2026***
Application Type:	Major Site Plan Review
Project Address:	1005 E Brighton Ave. (062.-02-11.2)
Summary of Proposed Action:	The applicant is applying for a Major Site Plan Review to change the land use from a vacant property to a "Mini-Storage" land use and to construct a 3-story, 105,000 SF storage facility.
Owner/Applicant	Pack N Stor Syracuse LLC. (Owner) Michael Charles, Benchmark Development (Applicant)
Existing Zone District:	Commercial, CM Zone District
Surrounding Zone Districts:	The neighboring properties to the north and west are located in the Commercial, CM Zone District, to the south in the Medium Density Residential, R4 Zone District, and to the east of the property is the boundary between the City of Syracuse and Town of Onondaga.
Companion Application(s)	**SP-2026-92 (Special Use Permit):** to establish a "Mini-Storage" use in the CM Zone District.
Scope of Work:	The scope of work includes: (1) removing part of the existing vegetations and grading the land for construction; (2) installing new pavement to the site; (3) constructing a 3-story, 105,000 SF storage facility; (4) constructing 25 parking spaces (includes 2 ADA parking spaces); (5) installing retaining walls and chain-link fences and implementing landscaping plans.
Summary of Changes:	This project was approved by the CPC on 8/19/2024 and the companion application SP-24-15 was referred to Common Council for final decision. The application for both was approved at the 11/23/2024 CPC meeting, and the Common Council approved the Special Use Permit at 3/3/2025 meeting. No action has occurred since and the previous approval has expired.
Staff Analysis:	**Factors:** - **The subject project has previously been reviewed and approved by the City Planning Commission and Common Council, however the applicant did not begin construction or apply for a time extension, as such this application is treated as a new proposal.** - The property owner has obtained an easement agreement with the neighboring property to have the site entrance located on Lafayette Rd. - The proposed storage facility is abutting an adjacent residential Zone District. - Landscaping buffers will be installed to reduce the visibility of the facility and parking areas to the nearby residential Zone District. - Based on the site detail plan (Sheet L6.1), the roof of storage facility will be lower than the nearby existing residential apartments. - The subject site has never been anything but a woodland and may serve as habitat for the Indiana Bat and the Northern Long Eared Bat. - The applicant has consulted with NYS DEC and U.S. Fish and Wildlife who gave the developer guidance to only remove trees that were necessary and only during the hibernation period for the bats between November 1 to March 1st.

	- Due to the topography of the subject property, this site has never been developed.
Recommended conditions if approved	- The landscaping features along the southernly property line shall be adequately maintained to buffer the facility and parking lot from the adjacent residential Zone District. - Any tree removal must occur between November 1 and March 1st.
Zoning Procedural History:	

C-1019	Conditional Use Permit to replace existing gas station with a new gas station	Approved
Z-2781	Zone Change from RB-1 to CB (Initiated by City to eliminate split-zone parcels)	Approved
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SP-24-15 -	Special Use Permit to establish "Mini-Storage" land use type.	Approved, expired

Code Enforcement History:	See attached code enforcement history.
Property Characteristics:	The lot is irregularly shaped with 40 feet of frontage along East Seneca Turnpike, 841.46 feet of frontage along Lafayette Road, 193 feet of frontage on the easterly property line, and 560.42 feet of frontage on the northernly most property line. The total area of the lot is 2.93 acres (127,630.8 square feet), and the proposed building is 105,000 SF
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal meets the referral criteria for Onondaga County Planning Board to review. The Onondaga County Planning Board has comments below: 1. The applicant must ensure legal access to East Seneca Turnpike. An access easement along the private road is required to be filed with the deed and reflected on the subdivision plan. 2. Given that the applicant will be clearing trees and site may contain the federally and state endangered Indiana Bat and Northern Long-eared bat or their associated habitat, the applicant is required to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species. 3. Given loss of trees and wooded area on site, the Board encourages the applicant to increase plantings and landscaping surrounding the building area.

MaSPR-24-28

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

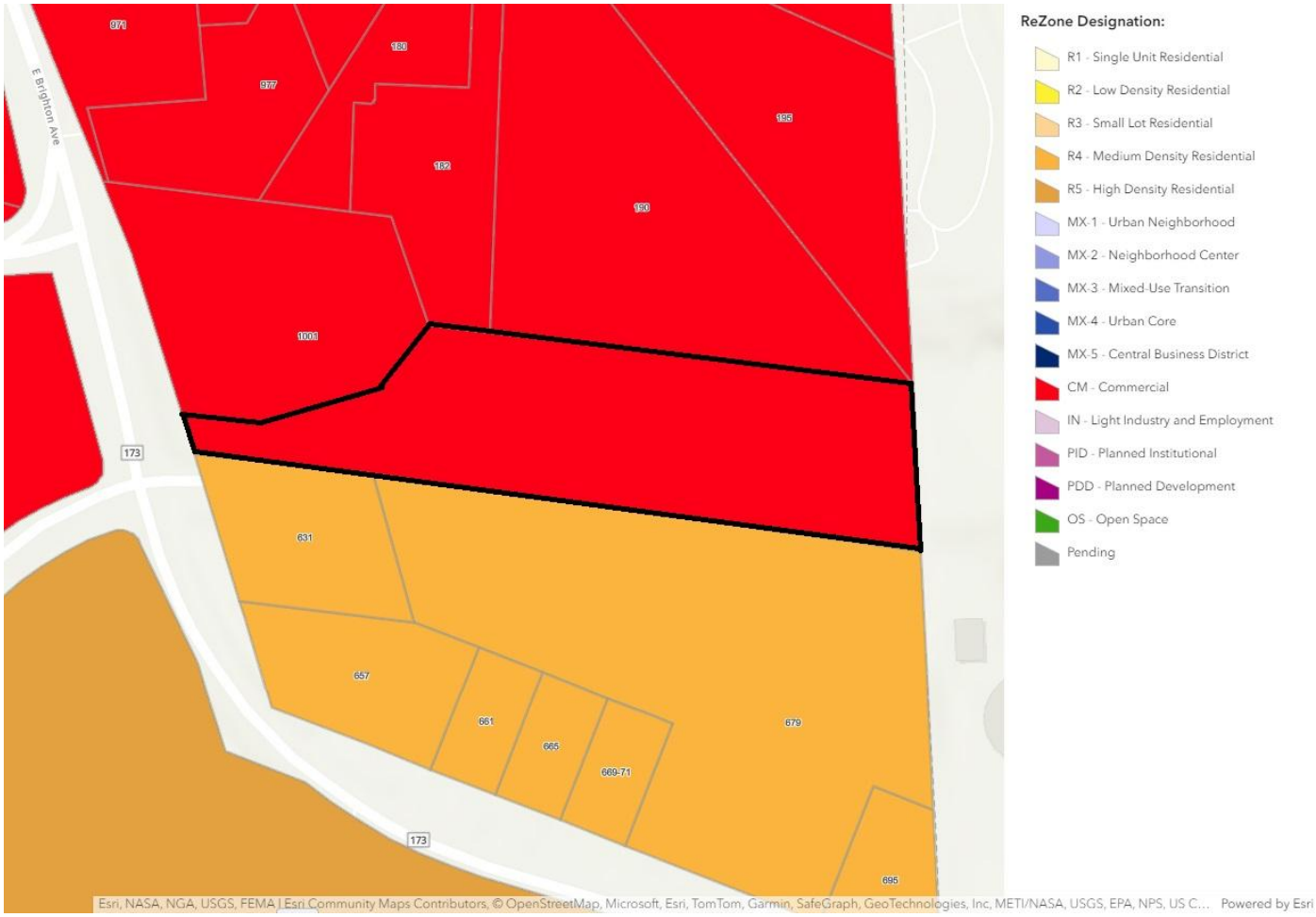
- Major Site Plan Review application
- Short Environmental Assessment Form Part 1
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- Site Preparation Plan (Sheets L1.1, L2.1). Prepared by Keplinger Freeman Associates LLC; Dated: 02/26/2024; Scale as noted.
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- Elevation Plan (Sheet A-201). Prepared by SAA Architects; dated: 06/06/2024; Scale: 3/32"=1'

Attachments:

Major Site Plan Review Application
Short Environmental Assessment Form Part 2 & Part 3
Easement Agreement
Code Enforcement History
IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



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

Figure 2: Aerial Imagery of Subject Property

MaSPR-24-28



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation

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

Cosmo Marfione
Pack N Stor Syracuse, LLC
222 Bloomingdale Road, Ste. 404
White Plains, NY 10605
11/10/2026

Re: Application Completeness for City Planning Commission for 1005 E Bright Ave.

Dear Cosmo,

On 11/10/2026, Noah Garcia determined the proposed project SP-2026-92 and MaSPR-2026-52 at 1005 E Brighton Ave. 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.

Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

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Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Zoning Administrative Specialist

Cosmo Marfione
Pack N Stor Syracuse, LLC
222 Bloomingdale Road, Ste. 404
White Plains, NY 10605
11/10/2026

Re: Application Completeness for City Planning Commission for 1005 E Bright Ave.

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Your Submission Details

Submission Number:
MaSPR-2026-52

Status:
Staff Review

Message:

Applicant Name:
Cosmo Marfione

Applicant Email:
[redacted]

Primary Location:
1005 BRIGHTON AVE E, 13205

Primary APN:
062.-02-11.2

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

Last Updated:
November 17, 2026

Submission URL:
https://app.oncamino.com/syracuseny/dashboard/submissions/907802/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.

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)**

Mini-storage

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

Yes

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

Yes

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

Yes

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

No

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

SP-2026-92

10 **Proposed Onsite Parking**

25

11 **Current Onsite Parking**

0

12 **Proposed Hours of Operation**

Monday thru Sunday 9:00am to 5:00pm

13 **Current Hours of Operation**

None

14 **Proposed Use of the Property**

Mini Storage

15 **Current Use of the Property**

Vacant, wooded land

16 **Lot Size (sq ft)**

127,630.8

17 **Business/Project Name**

Brighton Hill Storage – 639 East Seneca Turnpike (1001 East Brighton Ave.) – 062.-02-011.0

Project Details

1 **Description of Work**

Pack N Stor Syracuse LLC, owner of the above premises, respectfully requests (a) a Special Use Permit under ReZone Syracuse Article 5, Section 5.4(B) to establish a "Mini-Storage" use type on the 2.93-acre (127,630.8 SF) parcel, and (b) Major Site Plan Review under Section 5.4(A) for the associated site improvements. The identical project was approved by the City Planning Commission on December 18, 2024 (SP-24-15 / MaSPR-24-28) and by the Common Council on March 3, 2025 (General Ordinance No.6-2025, signed March 5, 2025), following a SEQR negative declaration dated August 19, 2024 and review by the Onondaga County Planning Board on July 31, 2024. Title to the property has since passed from Brighton Mews LLC to Pack N Stor Syracuse LLC by Warranty Deed dated November 20, 2025, recorded December 5, 2025 in the Onondaga County Clerk's Office as Instrument No.2025-00040510 (Lot 2, Brighton Subdivision, Map No. 13607), and the twelve-month completion period in General Condition 2 of the prior approval has run. At the direction of the Zoning Administrator, the applicant submits this new application. The project, the plans and the conditions are unchanged from the approved set; the plans prepared by Keplinger Freeman Associates LLC, RZ Engineering, PLLC and SAA Architects have been re-issued as the 2026 re-submission set.

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: Cosmo Marfione, Managing Member, Pack N Stor Syracuse, LLC	
Signature: Cosmo D Marfione	Date: 10/26/2026
Mailing address: 222 Bloomingdale Raod, Suite 404, White Plains NY 10605	
Phone: [redacted]	Email: [redacted]
Print applicant's name: Cosmo Marfione, Managing Member, Pack N Stor Syracuse, LLC	
Signature: Cosmo D Marfione	Date: 10/26/2026
Mailing address: 222 Bloomingdale Raod, Suite 404, White Plains NY 10605	
Phone: [redacted]	[redacted]
Print authorized representative's name (if applicable):	
Signature:	Date: 10/26/2026
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.**

Your Submission Details

Submission Number:
SP-2026-92

Status:
Staff Review

Message:

Applicant Name:
Cosmo Marfione

Applicant Email:
cmarfione@thebdcgroup.com

Primary Location:
1005 BRIGHTON AVE E, 13205

Primary APN:
062.-02-11.2

Submission Type:
Zoning Applications > Special Use Permit

Last Updated:
November 17, 2026

Submission URL:
https://app.oncamino.com/syracuseny/dashboard/submissions/902570/guide

Contact the agency for more help

(315) 448-8600

zoning@syr.gov zwu@syr.gov hpan@syr.gov ngarcia@syr.gov adillon@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

Special Use Permit Application and Review Process

Group: Zoning

Step is Completed By: Applicant

Questions and Answers

1 **Have you already had a pre-conference meeting with the City regarding this application?**

Yes | No

2 **Are you the property owner?**

Yes | No

3 **Is signage being proposed with this application?**

Yes | No

4 **Does this application include proposals for new construction, additions, or change of use?**

Yes | No

Data Fields

Special Use Permit

1 **Criteria 1**

See attached document with answers to questions.

2 **Criteria 2**

See attached document with answers to questions.

3 **Criteria 3**

See attached document with answers to questions.

4 **Criteria 4**

See attached document with answers to questions.

5 **Criteria 5**

See attached document with answers to questions.

6 **Criteria 6**

See attached document with answers to questions.

7 **Criteria 7**

See attached document with answers to questions.

8 **Criteria 8**

See attached document with answers to questions.

General Project Information

1 **Nature and Extent of Special Use Requested**

See Form 5 narrative

2 **Has the owner obtained a certificate of use?**

No

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

0.0

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

0.0

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

Mini-storage

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

Major Site Plan Review (prior no. MaSPR-24-28); prior SUP SP-24-15

7 Proposed Onsite Parking

25

8 Current Onsite Parking

0

9 Proposed Hours of Operation

Monday thru Sunday from 9:00am to 6:00pm

10 Current Hours of Operation

None

11 Proposed Use of the Property

Mini-storage (self-storage facility), 3 stories, 105,000 SF GFA – ReZone Art. 3 Table of Allowed Uses, "Mini-Storage" (Special Use in CM)

12 Current Use of the Property

Vacant, wooded land

13 Lot Size (sq ft)

127,630.8

14 Business/Project Name

Brighton Hill Storage

Doc ID: 054556560001 Type: MAP
Recorded: 02/16/2024 at 11:30:50 AM
Fee Amt: $10.00 Page 1 of 1
Onondaga County, NY
Emily Essi County Clerk
File 13607

BRIGHTON AVENUE

EAST SENECA TURNPIKE

LAFAYETTE ROAD

REPUTED OWNER
CRT XCII, LLC
BOOK 5374 PAGE 922

LOT 10

LOT 9A

LOT 9B

POINT OF BEGINNING

S83° 11' 32"E
329.06' CALCULATED
(330' DEED)

BUILDING

GARAGE

GRAVEL

TARVIA DRIVEWAY

206.03'

20' WIDE SANITARY SEWER EASEMENT

LOT 8

FINAL PLAN
BRIGHTON HILL BUSINESS PARK
MAP NO. 7197

LOT 1
AREA = 1.68± ACRES

S18° 43' 36"E
123.00'

LOT 9B

2 STORY
FRAME HOUSE

SIDEWALK

PORCH

PAVERS

DECK

GAZEBO

N36° 53' 26"E
93.78'

S83° 12' 48"E
560.42'

REPUTED OWNER
BRIGHTON MEWS, LLC
BOOK 2023 PAGE 8031

N18° 20' 14"W
293.03'

BOUNDARY LINE PER MAP NO 10490

BOUNDARY LINE RESERVED

OVERHEAD SIGN

CENTERLINE

N71° 36' 13"E
153.98'

S82° 46' 08"E
75.13'

40.00'

LOT 2
AREA = 2.93± ACRES

163.5

S82° 46' 08"E
205.38'

205.38'

S86° 31' 10"E
114.04'

N87° 57' 10"E
90.18'

S82° 46' 08"E
61.36'

S74° 35' 54"E
84.44'

N13° 39' 46"W
25.00'

PROPOSED EASEMENT TO
BRIGHTON MEWS LLC
208.58'
N82° 46' 08"W

EDGE OF PAVEMENT

EASEMENT

S20° 11' 08"E
26.31'

841.46'
N82° 46' 08"W

N82° 46' 08"W
677.96'

S82° 46' 08"E
328.37'

S3° 12' 08"E
193.00'

S3° 12' 07"E
10.17'

REPUTED OWNER
SARKODIE-MENSAH
BOOK 3625 PAGE 25

REPUTED OWNER
GREENWICH MANOR LLC
BOOK 4571 PAGE 308

TRUE N

Syracuse Planning Commission
SYRACUSE, NEW YORK
APPROVED 12/11/2023
BY Valerian

CITY OF SYRACUSE, NY
DEPARTMENT OF ENGINEERING
FINAL TRACT PLAN
APPROVED 2/15/2024
Mary E. Kelleher, P.E.
Deputy City Engineer

Date Reviewed: 1-25-24
Ann E. Gallagher
Ann E. Gallagher
1st Deputy Commissioner of Assessment

The City of Syracuse hereby certifies that all property taxes due on this property have been paid as of this date: 2/8/2024

Veronica H. Voss, Deputy Commissioner

APPROVED CITY PLANNING COMMISSION
DATE: BY:

APPROVED CITY ASSESSMENT
DATE: BY:

APPROVED CITY FINANCE
DATE: BY:

APPROVED CITY ENGINEERING
DATE: BY:

STATE OF NEW YORK
PAUL JAMES OLSZEWSKI
050212
LICENSED LAND SURVEYOR

CERTIFY TO GREENWICH MANOR, LLC

NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THERE LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS UNKNOWN.

HEALTH DEPARTMENT APPROVAL

ONONDAGA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

FEB 09 2024

This Plan has been reviewed by the Onondaga County Health Department. Subdivision approval by this Department is not required.

Shawn M. Rush, P.E.
Bureau of Public Health Engineering

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 02-01-2023.

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

"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."

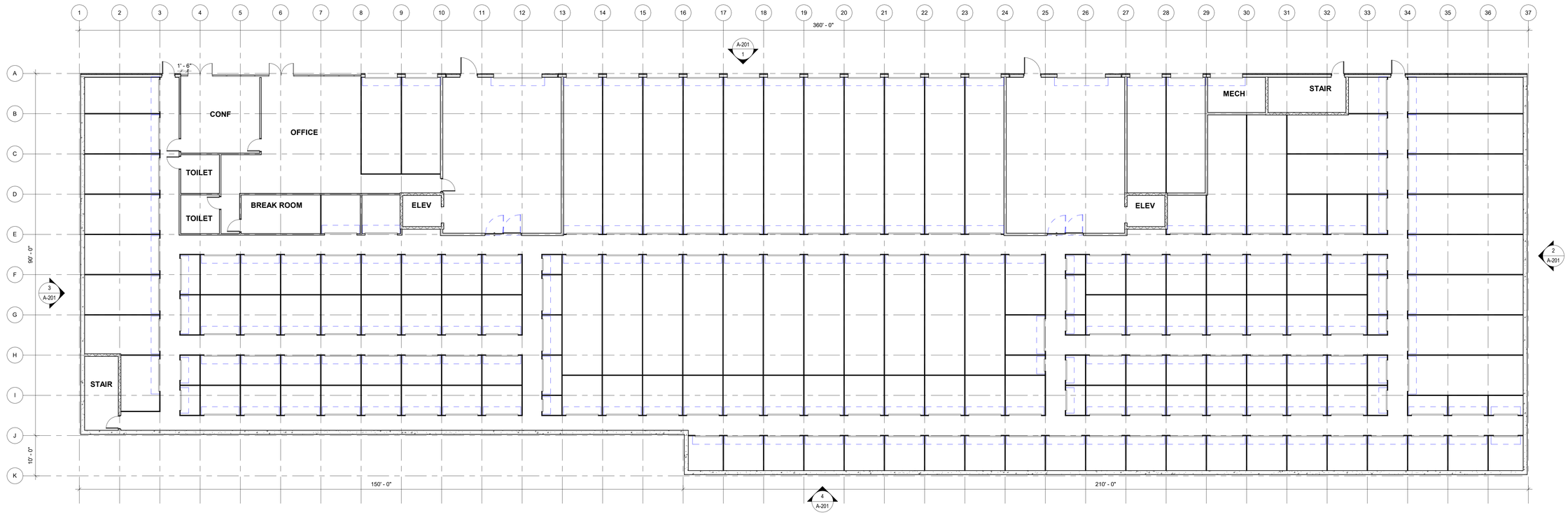
"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

BRIGHTON SUBDIVISION
EASEMENT TO GREENWICH MANOR LLC

PART OF FARM LOT 121 — CITY OF SYRACUSE
COUNTY OF ONONDAGA — STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TPKE, SUITE B1
SKANEATELES NEW YORK, 13152
315-488-5552 pjosurvey.com

DATE: DECEMBER 7, 2023 SCALE: 1" = 30 FEET PROJECT No. SY62-02-11



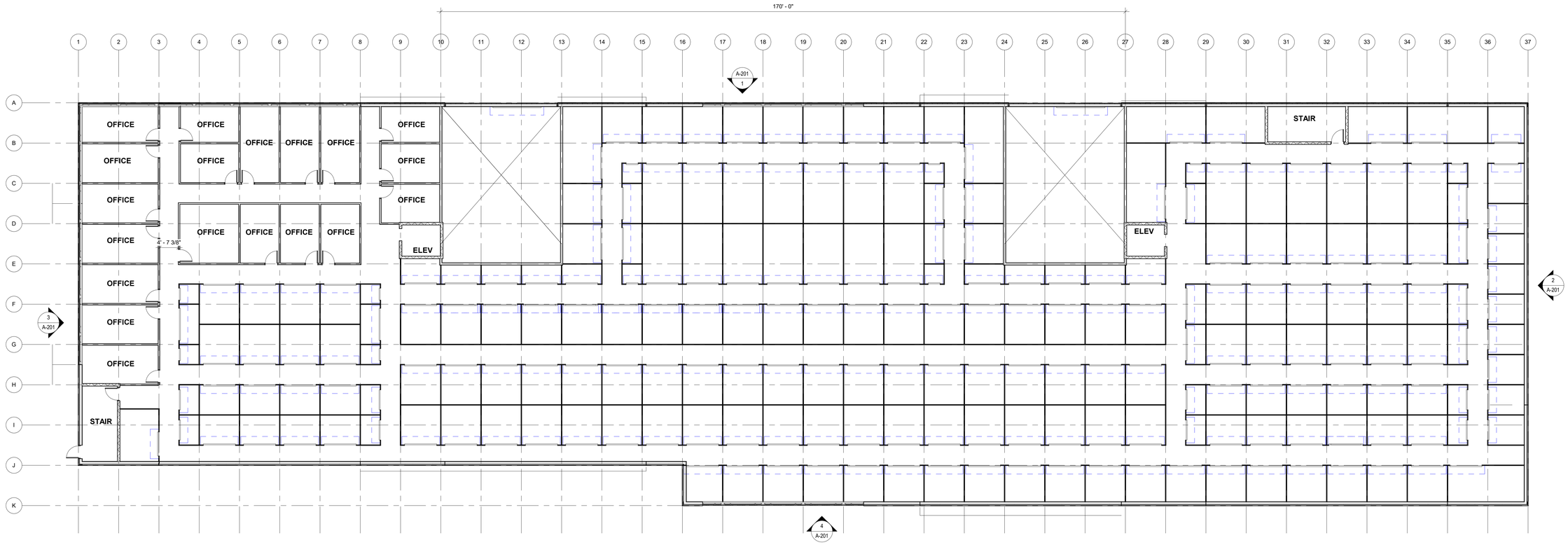
1 A-101 BASEMENT PLAN
SCALE: 3/32" = 1'-0"

SAA LAYOUT 10/07/2024

SYRACUSE E BRIGHTON AVE STORAGE
1001 E. BRIGHTON AVE

A-101- BASEMENT FLOOR PLAN

SAA architects
Client centered • Smart solutions



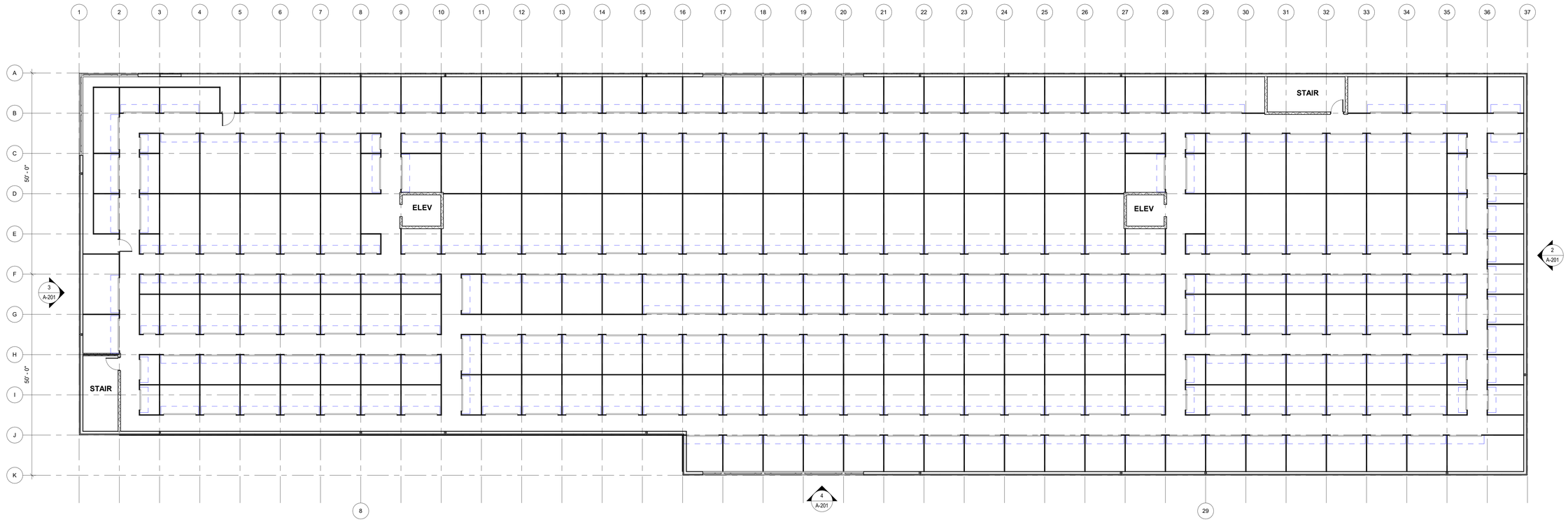
1 A-102 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

SAA LAYOUT 10/07/2024

SYRACUSE E BRIGHTON AVE STORAGE
1001 E. BRIGHTON AVE

A-102- FIRST FLOOR PLAN

SAA architects
Client centered • Smart solutions



1 A-103 SECOND FLOOR PLAN

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

SAA LAYOUT 10/07/2024

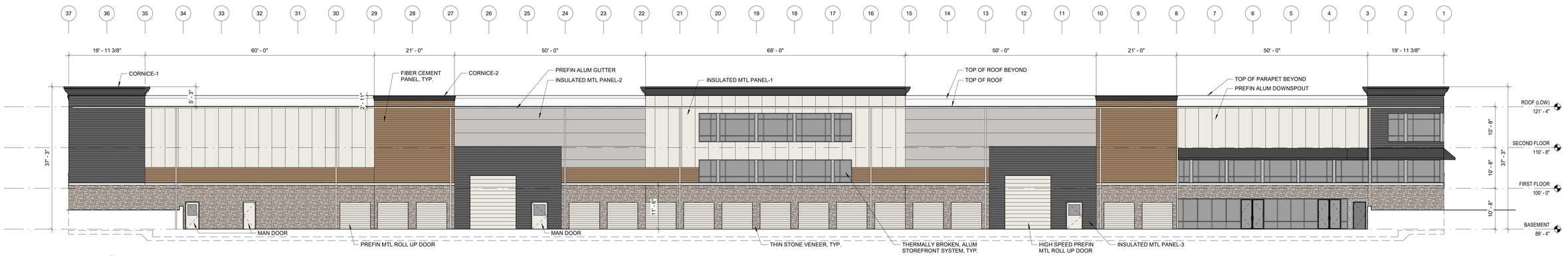
SYRACUSE E BRIGHTON AVE STORAGE

1001 E. BRIGHTON AVE

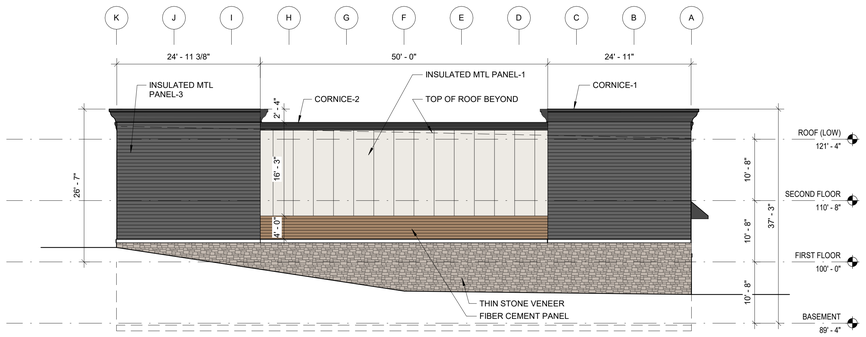
A-103- SECOND FLOOR PLAN

SAA architects

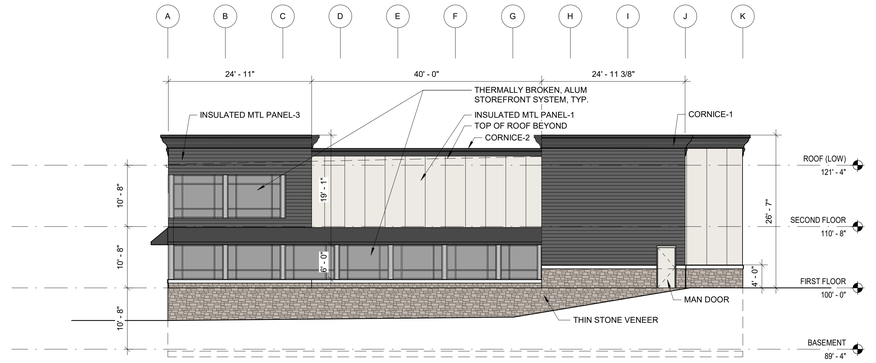
Client centered • Smart solutions



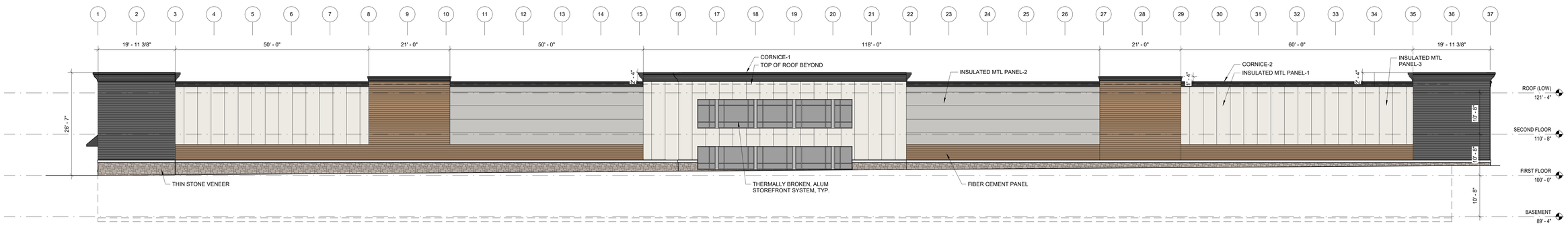
1 A-201 NORTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



2 A-201 EAST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



3 A-201 WEST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



4 A-201 SOUTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



STONE VENEER IMAGE REFERENCE

EXTERIOR FINISH SCHEDULE

LABEL	DESCRIPTION	MANUFACTURER	MATERIAL/PROFILE	COLOR
THIN STONE VENEER	THIN STONE VENEER	ELDORADO OR EQ	LIMESTONE	GRAND BANKS
FIBER CEMENT PANEL	FIBER CEMENT PANEL	NICHIHA OR EQ	VINTAGE WOOD	CEDAR
INSULATED MTL PANEL-1	PREFINISHED INSULATED MTL PANEL	METL-SPAN OR EQ	CF LIGHT MESA	SNOW WHITE
INSULATED MTL PANEL-2	PREFINISHED INSULATED MTL PANEL	METL-SPAN OR EQ	CF LIGHT MESA	REGAL GRAY
INSULATED MTL PANEL-3	PREFINISHED INSULATED MTL PANEL	METL-SPAN OR EQ	CF 7.2 INSUL-RIB	CHARCOAL GRAY
CORNICE-1	FIBERGLASS CORNICE	EDON CORP OR EQ	CR-424	DARK CHARCOAL/BLACK
CORNICE-2	FIBERGLASS CORNICE	EDON CORP OR EQ	CR-276	DARK CHARCOAL/BLACK

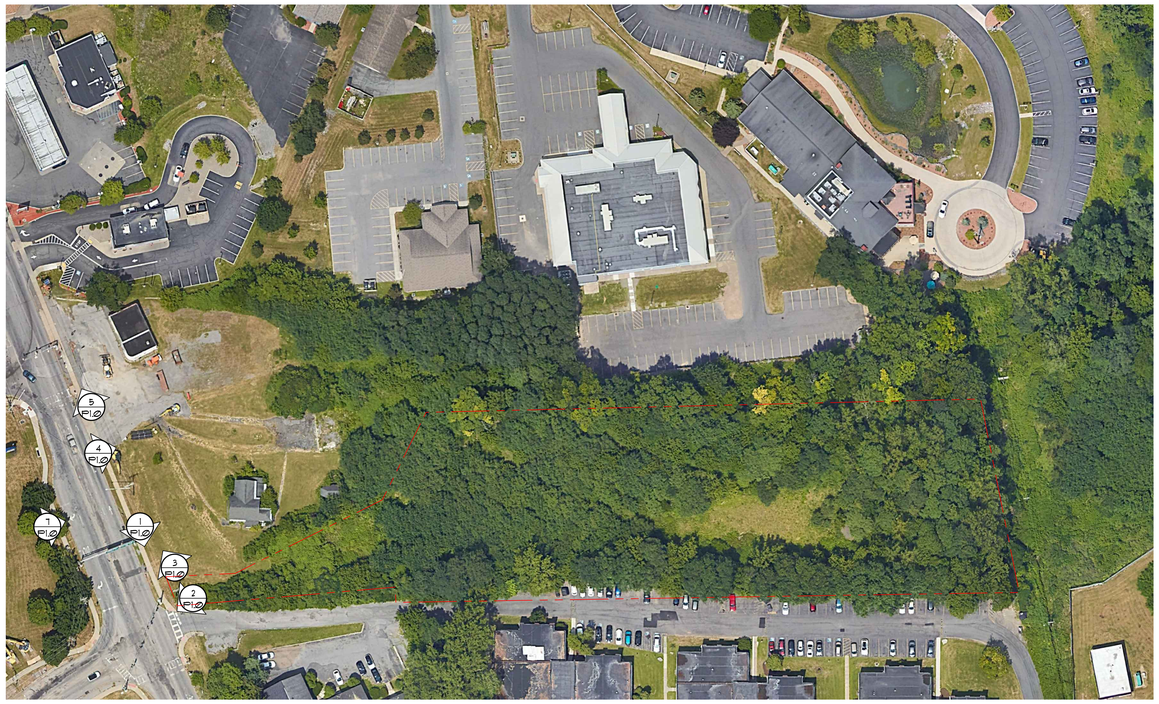
10/07/2024

SYRACUSE E BRIGHTON AVE STORAGE

1001 E. BRIGHTON AVE

A-201- EXTERIOR BUILDING ELEVATIONS

SAA architects
Client centered • Smart solutions



LOCATION MAP

0 50 100 150
SCALE IN FEET

1 P1.0 LOOKING SOUTH ON E. SENECA TURNPIKE

2 P1.0 LOOKING WEST AT THE INTERSECTION OF LAFAYETTE ROAD AND E. SENECA TURNPIKE

3 P1.0 LOOKING NORTH DOWN E. SENECA TURNPIKE



4 P1.0 LOOKING EAST ONTO SITE FROM E. SENECA TURNPIKE



5 P1.0 LOOKING NORTH DOWN E. SENECA TURNPIKE



6 P1.0 LOOKING EAST ONTO SITE FROM E. SENECA TURNPIKE

Plotted By:

Date Plotted:

Drawing File:

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD SUITE 201, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RZ Engineering, PLLC
6320 FLY ROAD SUITE 109
EAST SYRACUSE, NY 13057
PH: 315.432.1089

BRIGHTON HILL STORAGE

1001 EAST BRIGHTON AVE.
SYRACUSE, NEW YORK

CLIENT: BENCHMARK DEVELOPMENT

ISSUED AND REVISIONS NOTIFICATION

No.	Rev.	Description	Date
5	CRF	CPC RESUBMISSION	8/5/24
6	CRF	DEC COMMENTS	8/12/24
7	CRF	PROGRESS	9/10/24
8	EGK	EASEMENT COMMENTS	10/15/24
9	CRF	CPC RESUBMISSION	10/15/24
10	CRF	CPC RESUBMISSION	11/26/24
11	CRF	NO EASEMENT REV	12/13/24

Drawn By: CRF
Checked By: EGK
KFA Proj. No.: 4305Z
Date: 26 FEBRUARY, 2024
Scale: AS NOTED

Title:

SITE PHOTOBOARD

L7.1

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 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:
Brighton Hill Storage - Self-Storage Facility \(Special Use Permit SP-24-15

Project Location (describe, and attach a location map):
639 E. Seneca Turnpike \(a/k/a 1001 E. Brighton Ave.\), Syracuse, Onondaga County, NY

Brief Description of Proposed Action:
Construction of a 3-story, 105,000 SF self-storage \("mini-storage"\) facility on a 2

Name of Applicant or Sponsor:
Pack N Stor LLC

[redacted]

Address:
222 Bloomingdale Road, Suite 404

City/PO:	State:	Zip Code:
White Plains	NY	10605

	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: City of Syracuse Planning Commission \(SUP SP-24-15; Si	☐	☑

3. a. Total acreage of the site of the proposed action? 2.93 acres
   b. Total acreage to be physically disturbed? 2.7 \(ar acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.93 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:	☑	☐

	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: Building will be designed to meet the NYS Energy Conservation Construc	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: N/A - connection to City of Syracuse public water main \(new water serv	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: N/A - connection to existing City of Syracuse sanitary sewer \(new sanit	☐	☑

	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: No federal, state or locally regulated wetlands or waterbodies are mapp		

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? Potential Northern Long-eared Bat / Indiana Bat roost habitat \(wooded site\); tree clearing lir	☐	✔
16. Is the project site located in the 100-year or 500-year flood plain?	✔	☐
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: Roof and pavement runoff is collected by storm inlets/catch basins and roof drains and		
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:	✔	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☐	✔
If No, could impacts from the project affect a disadvantaged community?	☐	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): None anticipated: self-storage generates minimal traffic and no process wastewater, air emissions or odors; sanitary flow to municipal sewer; refuse in		

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

Applicant/sponsor/name: Cosmo D Marfione, Managing Member, Pack N Stor LLC Date: 10/14/2026

Signature: _____ Title: Managing Member

Agency Use Only [If applicable]

Project:	SP-2026-92 & MaSPR-2026-52
Date:	11/23/2026

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: SP-2026-92 & MaSPR-2

Date: 11/23/2026

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	11/23/2026
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

J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD
Meeting Date: July 31, 2024
OCPB Case # Z-24-197

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Joe Hucko for the property located at 639 East Seneca Turnpike; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 173, a state highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and

WHEREAS, the applicant is proposing construction of a 3-story, 105,000 sf storage facility on a 2.93-acre parcel in a Commercial (CM) zoning district; and

WHEREAS, the Board is concurrently reviewing a special permit referral (Z-24-198) to construct this proposed storage facility; the Board has reviewed numerous referrals regarding this property, most recently a subdivision referral (S-23-22) to split the subject lot (Lot 1) from a larger parcel and a special permit referral (Z-23-179) to construct a car wash facility on the proposed subdivided 1.60-acre Lot 1, advising the City and applicant to confirm the presence and location of any easements and have all easements depicted on the plans, confirm safe and adequate access to proposed Lot 2, and encouraging changes to the proposal to place the building along the road frontage and reduce the visual impact of driveways, parking, and dumpsters; previous referrals concerned development of the parcel (S-16-80, Z-16-395, 396), none of which were completed; and

WHEREAS, the site is a vacant recently subdivided lot located along Brighton Avenue, a city street, which becomes NYS Route 173 at the boundary with the Town of Onondaga, which borders the property to the east; the site is wooded, has 40’ of frontage along Brighton Avenue, and abuts a private segment of LaFayette Road and the parking lots for the Greenwich Manor Apartments to the south; surrounding land uses include commercial and office uses along Intrepid Lane, suburban style retail buildings, multiple apartment buildings, and a drinking water system facility; and

WHEREAS, per the Site Layout Plan dated 2/26/24, the applicant is proposing construction of a 3-story, 105,000 sf storage facility with an office at the center of the new lot with driveway access from the adjacent parcel to the south; 14 parking spaces will be located along the driveway and at the entrance at the northeast corner along with 11 parking spaces and a turnaround to be located at the rear of the building; and

WHEREAS, the Brighton Subdivision Plan dated 5/11/23 depicts a proposed access easement for this site on the abutting private section of LaFayette Road, allowing access to East Seneca Turnpike; per the referral materials, the site slopes down to the north and has an approximately 30’ change in elevation; the Site Layout Plan

depicts an easement belonging to Greenwich Manor Apartments along a portion of the southern parcel boundary that appears to coincide with some asphalt parking spaces belonging to the adjacent Greenwich Manor Apartments; per the referral materials, no construction will occur within this easement; the easement agreement was included in the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/9/24, 2.93 acres of the site will be disturbed by the proposed project and “onsite stormwater will be collected” and “sent to existing stormwater facilities; the Site Drainage and Utilities Plan dated 2/26/24 shows stormwater infrastructure circulating the rear of the buiding, along the northern side of the building under the proposed driveway, connecting to storm chambers, and eventually connecting at the East Seneca Turnpike frontage;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site has access to City of Syracuse public drinking water and is proposing a new connection; and

WHEREAS, per the referral notice, a new connection to public sewers is proposed; the site is located within the Metropolitan Wastewater Treatment Plant service area;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
http://www.ongov.net/wep/CapacityAssuranceReviews.html; and

WHEREAS, per the Site Planting Plan dated 2/26/24, trees will be planted along the southeastern corner of the building and southern sides of the driveway/parking lot; the plan shows the proposed grading along the northern sides of the driveway will be steep and possibly prohibitive to establishing trees; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), East Seneca Turnpike has public transit service and bus stops are located adjacent to the site at the intersections of East Seneca Turnpike with East Brighton Avenue and East Seneca Turnpike with LaFayette Road; and

WHEREAS, the site may contain the Indiana bat and Northern Long-eared bat, or their associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Preparation Plan dated 2/26/24, it appears that some significant wooded areas on site will be removed;
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York

Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant must ensure legal access to East Seneca Turnpike. An access easement along the private road is required to be filed with the deed and reflected on the subdivision plan.

The Board offers the following comments:

1. Given that the applicant will be clearing trees and site may contain the federally and state endangered Indiana Bat and Northern Long-eared bat or their associated habitat, the City is encouraged to require the applicant to consult with the US Fish and Wildlife Service and New York Natural Heritage Program to minimize the impact to the species.

2. Given loss of trees and wooded area on site, the Board encourages the applicant to increase plantings and landscaping surrounding the building area.



Martin E. Voss, Chairman
Onondaga County Planning Board

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD
Meeting Date: July 31, 2024
OCPB Case # Z-24-198

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Joe Hucko for the property located at 639 East Seneca Turnpike; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 173, a state highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and

WHEREAS, the applicant is requesting a special permit to allow construction of a 3-story, 105,000 sf storage facility on a 2.93-acre parcel in a Commercial (CM) zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-197) to construct this proposed storage facility; the Board has reviewed numerous referrals regarding this property, most recently a subdivision referral (S-23-22) to split the subject lot (Lot 1) from a larger parcel and a special permit referral (Z-23-179) to construct a car wash facility on the proposed subdivided 1.60-acre Lot 1, advising the City and applicant to confirm the presence and location of any easements and have all easements depicted on the plans, confirm safe and adequate access to proposed Lot 2, and encouraging changes to the proposal to place the building along the road frontage and reduce the visual impact of driveways, parking, and dumpsters; previous referrals concerned development of the parcel (S-16-80, Z-16-395, 396), none of which were completed; and

WHEREAS, the site is a vacant recently subdivided lot located along Brighton Avenue, a city street, which becomes NYS Route 173 at the boundary with the Town of Onondaga, which borders the property to the east; the site is wooded, has 40' of frontage along Brighton Avenue, and abuts a private segment of LaFayette Road and the parking lots for the Greenwich Manor Apartments to the south; surrounding land uses include commercial and office uses along Intrepid Lane, suburban style retail buildings, multiple apartment buildings, and a drinking water system facility; and

WHEREAS, per the Site Layout Plan dated 2/26/24, the applicant is proposing construction of a 3-story, 105,000 sf storage facility with an office at the center of the new lot with driveway access from the adjacent parcel to the south; 14 parking spaces will be located along the driveway and at the entrance at the northeast corner along with 11 parking spaces and a turnaround to be located at the rear of the building; and

WHEREAS, the Brighton Subdivision Plan dated 5/11/23 depicts a proposed access easement for this site on the abutting private section of LaFayette Road, allowing access to East Seneca Turnpike; per the referral materials, the site slopes down to

the north and has an approximately 30' change in elevation; the Site Layout Plan depicts an easement belonging to Greenwich Manor Apartments along a portion of the southern parcel boundary that appears to coincide with some asphalt parking spaces belonging to the adjacent Greenwich Manor Apartments; per the referral materials, no construction will occur within this easement; the easement agreement was included in the referral materials; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 2/9/24, 2.93 acres of the site will be disturbed by the proposed project and "onsite stormwater will be collected" and "sent to existing stormwater facilities; the Site Drainage and Utilities Plan dated 2/26/24 shows stormwater infrastructure circulating the rear of the buiding, along the northern side of the building under the proposed driveway, connecting to storm chambers, and eventually connecting at the East Seneca Turnpike frontage;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site has access to City of Syracuse public drinking water and is proposing a new connection; and

WHEREAS, per the referral notice, a new connection to public sewers is proposed; the site is located within the Metropolitan Wastewater Treatment Plant service area;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
http://www.ongov.net/wep/CapacityAssuranceReviews.html;
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Site Planting Plan dated 2/26/24, trees will be planted along the southeastern corner of the building and southern sides of the driveway/parking lot; the plan shows the proposed grading along the northern sides of the driveway will be steep and possibly prohibitive to establishing trees; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), East Seneca Turnpike has public transit service and bus stops are located adjacent to the site at the intersections of East Seneca Turnpike with East Brighton Avenue and East Seneca Turnpike with LaFayette Road; and

WHEREAS, the site may contain the Indiana bat and Northern Long-eared bat, or their associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Preparation Plan dated 2/26/24, it appears that some significant wooded areas on site will be

removed;
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

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The Board offers the following comments:

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2. Given loss of trees and wooded area on site, the Board encourages the applicant to increase plantings and landscaping surrounding the building area.

Martin E. Voss, Chairman
Onondaga County Planning Board

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E-mail Address: countyplanning@ongov.net

City of Syracuse

Parcel History

01/01/1900 - 11/17/2026
Tax Map #: 062.-02-11.0
Owners: Brighton Mews, LLC
Zoning: CM

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	06/11/53	Project	Conditional Use	Approved	C-1019 | TO REPLACE EXISTING GAS STATION WITH NEW STATION.
1001 Brighton Ave E	06/14/13	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	06/14/13	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1001 Brighton Ave E	06/14/13	Violation	2010 IMC - Section 304.13 - Window, skylight and door frames	Closed	
1001 Brighton Ave E	06/14/13	Violation	2010 IMC - Section 304.2 - Protective Treatment	Closed	
1001 Brighton Ave E	06/14/13	Violation	2010 IMC - Section 302.3 - Sidewalks and Driveways	Closed	
1001 Brighton Ave E	06/28/13	Inspection	Complaint Re-Inspection	Fail	
1001 Brighton Ave E	07/22/13	Inspection	Complaint Re-Inspection	No Progress	
1001 Brighton Ave E	08/05/13	Inspection	Complaint Inspection	In Progress	
1001 Brighton Ave E	08/23/13	Completed Complaint	Property Maintenance-Ext	Completed	2013-14400 | vacant structure, overgrowth, broken windows
1001 Brighton Ave E	08/23/13	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	08/13/14	Project	Pre-Development	Withdrawn	Brighton Mews | Potential mixed commercial development of this property, pending Land Use Study of this corridor. Property currently zoned residential (RB1).
1001 Brighton Ave E	04/15/15	Project	Zoning (Converted)	Approved	Z-2781 | CHANGE OF ZONE FROM RB-1 TO CB
1001 Brighton Ave E	04/25/16	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	04/25/16	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1001 Brighton Ave E	05/03/16	Completed Complaint	Property Maintenance-Ext	Completed	2016-10071 | Liiter & Trash
1001 Brighton Ave E	05/05/16	Inspection	Complaint Re-Inspection	N/A	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	09/28/16	Project	Multi-Building Review	Approved	Z-2798 | Demolish existing buildings and structures in order to facilitate site alterations and construction of multiple mixed-use buildings. Companion to: S-16-04 (street dedication) and R-16-51
1001 Brighton Ave E	10/12/16	Permit Application	Demolition	Issued	25569 | Demolition of a single story wood structure
1001 Brighton Ave E	10/13/16	Inspection	Inspector Notification	In Progress	
1001 Brighton Ave E	12/07/16	Inspection	Final Inspection	Pass	
1001 Brighton Ave E	12/07/16	Completed Permit	Demolition	Certificate Issued	25569 | Demolition of a single story wood structure | Certificate of Completion #25569
1001 Brighton Ave E	03/07/17	Inspection	Complaint Inspection	In Progress	
1001 Brighton Ave E	03/27/17	Inspection	Progress Inspection	No Progress	
1001 Brighton Ave E	03/28/17	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	03/28/17	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
1001 Brighton Ave E	03/30/17	Permit Application	Site Work	Issued	27981 | Tree removal
1001 Brighton Ave E	03/31/17	Permit Application	Site Work	Application Expired	27859 | Site work
1001 Brighton Ave E	03/31/17	Inspection	Inspector Notification	In Progress	
1001 Brighton Ave E	03/31/17	Inspection	Site Plan Inspection	In Progress	
1001 Brighton Ave E	04/11/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	04/25/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	05/01/17	Inspection	Progress Inspection	In Progress	
1001 Brighton Ave E	05/16/17	Violation	SZC - Section Vl-Sign Restrictions	Closed	
1001 Brighton Ave E	05/19/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	06/02/17	Inspection	Complaint Inspection	<None>	
1001 Brighton Ave E	06/05/17	Completed Complaint	Complaint Reqst - General	Completed	2017-05018 | Large temporary promotion signage all across the entire Brighton Ave. E. frontage (installed on a chain-link fence), seeming to violate City regulations. This replaces a smaller promotional sign which had been on the site for some time. This signage is excessive and potentially distracting at this intersection.

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	06/09/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	06/09/17	Inspection	Progress Inspection	In Progress	
1001 Brighton Ave E	06/28/17	Inspection	Complaint Inspection	N/A	
1001 Brighton Ave E	07/06/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	07/12/17	Completed Complaint	Overgrowth: Private, Occ	Completed	2017-17606 | overgrowth
1001 Brighton Ave E	08/01/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	08/03/17	Inspection	Progress Inspection	In Progress	
1001 Brighton Ave E	09/05/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	09/25/17	Inspection	Progress Inspection	Pass	
1001 Brighton Ave E	09/27/17	Completed Permit	Site Work	Certificate Issued	27981 | Tree removal | Certificate of Completion #27981
1001 Brighton Ave E	09/27/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	10/20/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	10/30/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	11/14/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	12/04/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	12/29/17	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	02/20/18	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	06/20/18	Inspection	Complaint Re-Inspection	Pass	
1001 Brighton Ave E	06/25/18	Completed Complaint	Building W/O Permit	Completed	2017-06971 | Clearing land. Site work w/o permit
1001 Brighton Ave E	05/12/20	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	06/15/20	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	07/13/20	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	08/10/20	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	09/17/20	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	10/19/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
1001 Brighton Ave E	11/30/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
1001 Brighton Ave E	12/31/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
1001 Brighton Ave E	04/12/21	Inspection	Complaint Re-Inspection	Vacant & Secured	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	04/19/21	Violation	2020 PMCNYS - Section 302.9 - Defacement of Property	Closed	
1001 Brighton Ave E	04/19/21	Violation	2020 PMCNYS - Section 308.1 - Accumulation of rubbish or garbage	Closed	
1001 Brighton Ave E	04/19/21	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	04/26/21	Inspection	Complaint Re-Inspection	Fail	
1001 Brighton Ave E	05/07/21	Inspection	Complaint Re-Inspection	No Progress	
1001 Brighton Ave E	04/04/22	Project	Resubdivision	Withdrawn	R-22-21 | Divide one parcel situated at 1001 E Brighton Ave into four new lots.
1001 Brighton Ave E	05/23/22	Completed Complaint	Vacant House	Completed	V2021-0350 | Graffiti
1001 Brighton Ave E	05/23/22	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	05/23/22	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
1001 Brighton Ave E	06/22/22	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	07/08/22	Completed Complaint	Graffiti: PrivateProperty	Completed	2022-04636
1001 Brighton Ave E	07/08/22	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	09/29/22	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	10/27/22	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	11/28/22	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	12/16/22	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	01/20/23	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	02/17/23	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	03/13/23	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	03/17/23	Completed Complaint	Vacant House	Completed	V2020-0277
1001 Brighton Ave E	03/17/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	03/31/23	Inspection	Complaint Inspection	Vacant & Secured	
1001 Brighton Ave E	04/03/23	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	05/02/23	Project	Major Site Plan Review	Approved	MaSPR-24-02 | New construction for a drive-through car wash facility

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	05/09/23	Periodic Inspection	Vacant Property Registry	VPR - Due	
1001 Brighton Ave E	05/15/23	Project	Resubdivision	Approved	R-23-31 | Divide one, 1001 East Brighton Avenue (062.-02-11.0), properties into two new lots.
1001 Brighton Ave E	05/18/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Closed	
1001 Brighton Ave E	05/18/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	05/18/23	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Closed	
1001 Brighton Ave E	06/08/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	07/28/23	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	08/03/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1001 Brighton Ave E	08/04/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	08/08/23	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1001 Brighton Ave E	08/08/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	08/15/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	08/22/23	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	09/06/23	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	09/14/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	09/15/23	Violation	Section 105.2 Building Permits	Closed	
1001 Brighton Ave E	09/21/23	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	09/21/23	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	09/28/23	Inspection	Complaint Inspection	No Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	10/02/23	Project	Resubdivision	Approved with	R-23-31M1 | Divide one, 1001 East Brighton Avenue (062.-02-11.0), properties into two new lots Applicant resubmit a new map for resubdivision approval The applicant submited a wrong proposed maps for approval because the map on project R-23-31 wasnt the final plan. Total area: 4.61 acres / 200811.6 sqft
1001 Brighton Ave E	10/03/23	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	10/10/23	Inspection	Complaint Inspection	No Progress	
1001 Brighton Ave E	10/20/23	Inspection	Complaint Inspection	Fail	
1001 Brighton Ave E	10/30/23	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	11/30/23	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	01/31/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	02/22/24	Inspection	Complaint Inspection	Pass	
1001 Brighton Ave E	02/27/24	Completed Complaint	Building W/O Permit	Resolved	2023-06496 | Early stages of work, appearance of encroaching into adjacent property. See attached pics.
1001 Brighton Ave E	02/29/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	03/29/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	04/30/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	05/01/24	Inspection	BAA - 1st Ticket Plea	Ticket Default	
1001 Brighton Ave E	05/21/24	Project	Major Site Plan Review	Approved	MaSPR-24-28 | 6.7.24 updated plans show a 3-story building Build a 4 story, 140,000 SF indoor sotrage facility with access lane, small parking area, storm water management system and installations of utilities. New address: 639 E Seneca Turnpike

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	05/30/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	06/21/24	Project	SP - Other	Approved	SP-24-15 | Establish an Mini-Storgae use in CM Zone District. New address: 639 E Seneca Turnpike
1001 Brighton Ave E	06/28/24	Inspection	Complaint Re-Inspection	No Progress	
1001 Brighton Ave E	07/31/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	08/22/24	Inspection	BAA - Default 30 Day Deadline	Default	
1001 Brighton Ave E	08/30/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	09/30/24	Inspection	Vacant Property - Routine Inspection	No Progress	
1001 Brighton Ave E	10/30/24	Inspection	Vacant Property - Routine Inspection	In Progress	
1001 Brighton Ave E	11/26/24	Inspection	Vacant Property - Routine Inspection	In Progress	
1001 Brighton Ave E	12/30/24	Inspection	Vacant Property - Routine Inspection	In Progress	
1001 Brighton Ave E	01/30/25	Inspection	Vacant Property - Routine Inspection	In Progress	
1001 Brighton Ave E	02/27/25	Inspection	Vacant Property - Routine Inspection	In Progress	
1001 Brighton Ave E	03/31/25	Inspection	Vacant Property - Routine Inspection	In Progress	
1001 Brighton Ave E	04/30/25	Inspection	Vacant Property - Routine Inspection	In Progress	
1001 Brighton Ave E	06/06/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1001 Brighton Ave E	06/06/25	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1001 Brighton Ave E	06/27/25	Inspection	Vacant Property - Routine Inspection	In Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1001 Brighton Ave E	07/30/25	Inspection	Vacant Property - Routine Inspection	In Progress	
1001 Brighton Ave E	08/28/25	Completed Complaint	Vacant House	Admin-Closed	V2023-0335
1001 Brighton Ave E	08/28/25	Inspection	Vacant Property - Routine Inspection	Pass	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

SP-2026-92 & MaSPR-2026-52

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Noah Garcia	See Staff Report
Planning Commission	In Review		
DPW Traffic Control	Pending	Charles Galfrancesco	
DPW Transportation	Conditionally Approved	Mason Molesso	No concerns, majority of the work occurring on private property. If any portion of the sidewalk gets removed contractors shall restore per city spec. If crosswalk striping is removed that also shall be restored per city spec. No other concerns. Thanks
Engineering- SWPPP	Pending	Mirza Malkoc	
Parks and Forestry	Approved	Jeff Romano	Forestry requests to swap out Ginkgo tree with another species; possible celtis occidentalis
Engineering - Mapping Review	Approved	Ray Willis	The presentation of the easement satisfies my long-term concerns regarding ingress egress, to allow me to lift my hold. However, you may have to have the existing easement updated to match your construction schedule. it appears the license to perform any construction inside the easement will expire on December 31, 2026.
Engineering Design and Construction	Pending	Mirza Malkoc	N/A

DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	The City Engineer must approve the drainage plan. Sewer connections must be inspected and approved by the City sewer Dept. and OCWEP . Erosion and sediment controls must be in place and maintained throughout construction and until grass is established.