



**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

<b><i>R-25-34</i></b>	<b><i>Staff Report-- March 16, 2026</i></b>
<b><i>Application Type:</i></b>	Resubdivision
<b><i>Project Address:</i></b>	2956 Genesee St E (Tax ID: 042.-02-05.0), 2960 Genesee St E (Tax ID: 042.-02-06.0), 2964 Genesee St E (Tax ID: 042.-02-07.0)
<b><i>Summary of Proposed Action:</i></b>	Resubdivision application to combine three lots, 2956, 2960, and 2964 E Genesee St., into one new lot for future development of a greenhouse manufacturing facility.  Total square footage of new lot: 16,204 SF (0.372 Acres)
<b><i>Owner/Applicant</i></b>	Greater Syracuse Property Development Corporation (current owner) Ashoke Bose, SEAT, LLC (applicant)
<b><i>Existing Zone District:</i></b>	Neighborhood Center, MX-2 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, and west are the High Density Residential, R5 Zone District, and to the east of the property is the MX-2 Zone District.
<b><i>Companion Application(s)</i></b>	SP-25-20: Special Use Permit establishes a manufacturing business governed by the "Manufacturing, general" land use type.  MiSPR-25-95: Building a 2-story 50' x 50' building and developing the site with driveway, parking spaces, and landscaping.
<b><i>Scope of Work:</i></b>	Eliminate the property lines of the three adjacent properties and merge the three properties to have a large parcel.
<b><i>Facts on Project &amp; Staff Analysis:</i></b>	<ul style="list-style-type: none"> <li>- The project site is in proximity to the floodplain FIRM Panel No. 36067C0236F. The City floodplain engineering confirmed that only a small part of the properties is within the floodplain. Proposed structures and development on the properties are no with Special Flood Hazard Area (SFHA). No additional floodplain requirements beyond the city floodplain permit application. The applicant has submitted the floodplain permit accordingly.</li> <li>- The proposed resubdivided lots meets the Dimensional Standards of the MX-2 Zone District pursuant to Art. 2 Sec.2.8B.</li> <li>- According to the Onondaga County Planning Agency's confirmation letter, the new 9-1-1 street address for "Lot 171A" will be <b>2956 E Genesee St.</b></li> </ul>
<b><i>Staff Recommendation:</i></b>	<b>Staff recommend approving this project.</b>
<b><i>Recommend conditions if approved:</i></b>	<ul style="list-style-type: none"> <li>- Applicant shall successfully file the resubdivision map of R-25-34 in the Onondaga County Clerk's office within 62 days of upon SP-25-20 approval.</li> </ul>
<b><i>Zoning Procedural History:</i></b>	2956 & 2960, & 2964 E Genesee St <ul style="list-style-type: none"> <li>- SP-90-12   Special Use Permit for establishing a package food restaurant (Pizza Hut take-out). Approved by the Planning Commission on 8/7/1990, upon Supreme Court decision.</li> <li>- SP-89-40   Special Use Permit to open a package food restaurant at 2956, 2960, 2964 E Genesee St. Denied by Planning Commission on 1/23/1990</li> </ul> Three lots are currently vacant.

<p><b>Summary of Zoning History:</b></p>	<p>The three adjacent parcels were denied permission to open a packaged food restaurant in 1990. 7 months later, the resubmission of the same proposal (SP-90-12) was approved by the City Planning Commission. Although the land use of the restaurant was granted, there was no building permit applied to establish any building and effectuate the change in land use type. Three parcels have remained vacant for decades to the present application</p>
<p><b>Code Enforcement History:</b></p>	<p>See attached code enforcement history.</p>
<p><b>Zoning Violations:</b></p>	<p>The proposed lot has no zoning violations.</p>
<p><b>Summary of Changes:</b></p>	<p>This is not a continued application.</p>
<p><b>Property Characteristics:</b></p>	<p><b><u>Existing property characteristics</u></b></p> <p>The subject lot to be known as 2956 East Genesee St. will have a lot size of 0.131 Acres.. The proposed lot will have one primary street frontage to the north along East Genesee St for 51.11 feet; The southern property line will border 1701-07 Meadowbrook Dr. for 62.80 feet ; The western property line will border 100.68 feet FT along the property line of E 2930 Genesee St.; The eastern property line will border 97.3 feet along the property line of 2960 East Genesee St.</p> <p>The subject lot to be known as 2960 East Genesee St. will have a lot size of 0.115 Acres.. The proposed lot will have one primary street frontage to the north along East Genesee St for 55 feet.; The southern property line will border 1701-07 Meadowbrook Dr. for 50 feet. The western property line will border 97.3 feet FT along the property line of E 2956 Genesee St.; The eastern property line will border 98.54 feet along the property line of 2964 East Genesee St.</p> <p>The subject lot to be known as 2964 East Genesee St. will have a lot size of 0.126 Acres.. The proposed lot will have one primary street frontage to the north along East Genesee St for 55 feet.; The southern property line will border 1701-07 Meadowbrook Dr. and 1711 Meadowbrook Dr for 55 feet. The western property line will border 98.54 feet FT along the property line of E 2960 Genesee St.; The eastern property line will border 100 feet along the property line of 2970-74 East Genesee St.</p> <p><b><u>Proposed property characteristics</u></b></p> <p>The proposed resubdivided lot to be known as 2956 East Genesee St. will have a lot size of 16,204 SF (0.372 Acres). The proposed lot will have one primary street frontage to the north along East Genesee St for 156.11 feet. ;The southern property line will border 1701-07 Meadowbrook Dr. and 1711 Meadowbrook Dr. for 167.80 feet ; The western property line will border 100.68 feet FT along the property line of E 2930 Genesee St.; The eastern property line will border 100 feet along the property line of 2970-74 East Genesee St. The property is proposed to be improved by a greenhouse manufacturing facility measuring building footprint 2500 SF, and other site improvement covers 5,317 SF, totaling 48% of the lot size.</p>
<p><b>SEQR Determination:</b></p>	<p>Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.</p>
<p><b>Onondaga County Planning Board Referral:</b></p>	<p>Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition dated on 9/3/2025.</p>



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<b><i>SP-25-20</i></b>	<b><i>Staff Report – March 16, 2026</i></b>
<b><i>Application Type:</i></b>	Special Use Permit
<b><i>Project Address:</i></b>	2956 Genesee St E (Tax ID: 042.-02-05.0), 2960 Genesee St E (Tax ID: 042.-02-06.0), 2964 Genesee St E (Tax ID: 042.-02-07.0)
<b><i>Summary of Proposed Action:</i></b>	<p>The applicant proposes to establish a manufacturing business governed by the "Manufacturing, general" land use type.</p> <p>The applicant is planning to 50' x 50' building with 3750 SF gross floor area, including a first floor of 2500 SF, second floor of 1250 SF. The proposed building will be used for manufacturing 10 ft x 10 ft x 15 ft greenhouses, intended primarily for residential accessory use. Once assembled, the greenhouses will be shipped directly to customers' homes. The project site will consist of three adjacent lots at 2956, 2960, 2964 E Genesee St through a companion resubdivision.</p> <p>Total square footage of new lot: 16,204 SF (0.372 Acres)          Proposed operation hours: Monday to Friday 8:00 A.M. to 5:30 P.M.</p>
<b><i>Summary of Changes:</i></b>	<p>This project has been reviewed by the City Planning Commission on October 20, 2025 meeting. The local neighborhood expressed significant concerns about this project. The Planning Commission held this application at the meeting and asked the applicant to work with neighbors on their concerns.</p> <p>Now the applicant has had conversations with neighbors, and a letter has been provided by neighbors. Per the letter, the neighbors' concerns remain though neighbors appreciate much information shared by the applicant.</p>
<b><i>Owner/Applicant</i></b>	Greater Syracuse Property Development Corporation (Owner) Ashoke Bose, SEAT, LLC (Applicant)
<b><i>Existing Zone District:</i></b>	Neighborhood Center, MX-2 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, and west are the High Density Residential, R5 Zone District, and to the east of the property is the MX-2 Zone District.
<b><i>Companion Application(s)</i></b>	<p>R-25-34: Resubdivision application to combine three lots, 2956, 2960, and 2964 E Genesee St., into one new lot for future development of a greenhouse manufacturing facility.</p> <p>MiSPR-25-95: Building a 2-story 50' x 50' building and developing the site with driveway, parking spaces, and landscaping.</p>

*Scope of Work:*

The exterior work includes: (1) Building a two-story, 28-foot-tall building with a red brick façade on the first floor and light gray siding on the second floor. A loading dock for transport trucks will be located on the eastern façade; (2) connecting the proposed building with private sidewalk from the existing public concrete sidewalk; (3) installing 5 parking spaces including 1 ADA parking, and providing 8 staple-style bike parking in front of the main entrance; (4) constructing 8 feet 8-foot-high retaining wall along the non-natural surface and parking area to prevent dust and soil erosion into the treed area at the rear of the property; and (5) Retention of existing trees and natural buffers to the west and south of the building and parking area. An opaque evergreen hedge, at least three feet in height, will be installed along the east and north boundaries of the site to provide additional screening.

The interior work includes: (1) constructing a 30.7' x 39.4' high ceiling extending through the first and second floors to accommodate greenhouse manufacturing; (2) construct dedicated areas for lumber, glass, and other greenhouse components; (3) construct an administrative area on the second floor, including a meeting room, reception & lounge, and office.

*Facts on Project:*

**Dimensional Standards**

- The proposed lot coverage includes 2,500 SF for principal structures, and other site improvement covers 5,317 SF, totaling 48% of the lot size. This is well below the 90% maximum coverage permitted in the MX-2 District.
- The proposed lot and structures fully comply with the dimensional standards of the MX-2 zone district.

**Local Land Use and Residential Compatibility**

- The subject block is characterized by nonresidential uses, including a gas station, office space, general retail, and a vacant auto repair building. The proposed greenhouse manufacturing use is consistent with this established development pattern. All manufacturing activity will be conducted indoors, with no outdoor storage or material processing proposed. This ensures minimal noise, dust, or visual impacts on adjacent properties.

**Off-Street Parking and Loading**

- 5 parking spaces including 1 ADA parking, and providing 8 staple-style bike parking in front of the main entrance;

**Site, Building Design, and Exterior Lighting**

- The proposed building design (height, color and materials consistent with nearby structures such as the two-story office building to the west (Transluminial Technologies Inc.) and the adjacent yellow-brick Dollar General. Across East Genesee Street, the Elmcrest Children's Center campus features a sloped, forested rear yard, providing a giant natural buffer. To the east, a vacant one-story auto repair building, a nonconforming structure under MX-2 standards, further distinguishes the proposed two-story building as a compatible design.
- Based on the site plan, exterior lighting has been incorporated along the parking lot, driveway, and pedestrian walkways to ensure safety and visibility.
- The site plan provides two distinct pedestrian entrances, including a connection to the bike parking area, which clearly distinguishes public access routes from

private operational areas.

**Landscaping, Buffering, and Screening**

- Although multi-unit apartments are located to the rear of the site, the project area sits on a steep uphill slope. A minimum 30-foot-wide forested buffer will be preserved, effectively mitigating potential noise, lighting, and visual impacts on downhill residences.
- The proposal introduces columnar trees and a continuous hedge along the frontage, which enhances the streetscape character, defines the site boundary, and improves compatibility with surrounding development.
- 8-foot-high retaining wall along the non-natural surface and parking area to prevent dust and soil erosion into the treed area at the rear of the property;

**Facility Operation**

- The facility will operate during standard business hours (Monday to Friday 8:00 A.M. to 5:30 P.M.), minimizing the likelihood of disturbance to nearby residents during evening or nighttime hours and weekends.
- Max 3 deliveries & 2 shipments/day. Exit eastbound only. Idling ≤1 min. “Engines Off” and “No Backing” signage posted. ( details see attached Loading Operation Plan)

**Potential Impact on the nearby Floodplain**

- The project site is in proximity to the floodplain FIRM Panel No. 36067C0236F. The City floodplain engineering confirmed that only a small part of the properties is within the floodplain. Proposed structures and development on the properties are no with Special Flood Hazard Area (SFHA). No additional floodplain requirements beyond the city floodplain permit application. The applicant has submitted the floodplain permit accordingly to the Department of Engineering.

*Staff Analysis:*

**Special Use Permit Approval Criteria (application deemed completed prior to Zoning Ordinance Amendment adopted on 10/27/2025) :**

- **Compatibility with the Surrounding Area**  
The proposed development is compatible with the surrounding neighborhood block, which consists primarily of commercial uses. The new manufacturing facility is designed to contain all operations indoors, with no outdoor storage or processing, thereby minimizing potential noise, dust, or visual impacts. Landscaping enhancements, including columnar trees, hedges, and preserved natural buffers, further soften the site’s interface with adjacent properties, particularly the nearby residential uses to the rear.
- **Consistency with the General Purpose and Intent of the Ordinance**  
The proposal supports the intent of the MX-2 Zone District by providing pedestrian-oriented, visually compatible, and contextually scaled businesses. The project also provides employment opportunities while maintaining the district’s intended character of small-scale commercial and light industrial uses integrated into a walkable urban environment.
- **Compliance with All Applicable Standards**  
All applicable zoning standards have been satisfied

	<ul style="list-style-type: none"> <li>- <b>Consistency with the Comprehensive Plan and Other City Policies</b> The proposal aligns with the City’s Comprehensive Plan by supporting reinvestment in existing vacant commercial lands, strengthening the commercial corridor along East Genesee Street, and introducing streetscape improvements.</li> <li>- <b>Minimization of Adverse Impact on Health, Safety, and Welfare</b> The project minimizes potential adverse impacts by preserving a minimum 30-foot forested buffer at the rear of the site, maintaining visual screening and noise reduction for nearby residences. The proposed retaining wall will control soil and dust displacement, protecting adjacent natural resources. The applicant submit mitigation plan to minimize the impact to surrounding neighbors. (See attached dust &amp; noise control, loading plan)</li> </ul>
<p><b>Staff Recommendation:</b></p>	<p><b>Staff recommend approving this project.</b></p>
<p><b>Recommend conditions if approved:</b></p>	<ol style="list-style-type: none"> <li>1. The applicant shall comply with the general conditions for approval on the Special Use Permit application. (See the attached sheet, General Conditions for Special Use Permit Approval)</li> <li>2. All operations shall be conducted entirely indoors; no outdoor manufacturing, material processing, or storage shall be permitted.</li> <li>3. Landscaping shall be installed and maintained in good condition as shown on the site plan.</li> <li>4. Loading activities shall be limited to designated loading area on the approved site plan and shall not occur within the public right-of-way or adjacent residential street</li> <li>5. The applicant shall comply with the submitted “Loading &amp; Unloading Operation Plan”, “ Air Quality Control Plan”, and "Noise Control Plan.” as part of this approval.</li> <li>6. The Special Use Permit is granted solely for the proposed greenhouse manufacturing operation classified “Manufacturing, General” land use type. Any change to different manufacturing use or any modification that increases the intensity of operations shall be prohibited.</li> <li>7. Any modification to the approved manufacturing process, equipment, or operational intensity shall require additional Zoning review and approval.</li> <li>8. The proposed business shall strictly follow the operation hours which are deemed appropriate by the City Planning Commission.</li> </ol>
<p><b>Zoning Procedural History:</b></p>	<p>2956 &amp; 2960 &amp; 2964 E Genesee St</p> <ul style="list-style-type: none"> <li>- SP-90-12   Special Use Permit for establishing a package food restaurant (Pizza Hut take-out). Approved by the Planning Commission on 8/7/1990, upon Supreme Court decision.</li> <li>- SP-89-40   Special Use Permit to open a package food restaurant at 2956, 2960, 2964 E Genesee St. Denied by Planning Commission on 1/23/1990</li> </ul> <p>Three lots are currently vacant.</p>
<p><b>Summary of Zoning History:</b></p>	<p>The three adjacent parcels were denied permission to open a packaged food restaurant in 1990. 7 months later, the resubmission of the same proposal (SP-90-12) was approved by the City Planning Commission. Although the land use of the restaurant was granted, there was no building permit applied to establish any building and effectuate the change in land use type. Three parcels have remained vacant for decades to the present application</p>

<b>Code Enforcement History:</b>	See attached code enforcement history.
<b>Zoning Violations:</b>	The proposed lot has no zoning violations.
<b>Property Characteristics:</b>	<p><b><u>Existing property characteristics</u></b></p> <p>The subject lot to be known as 2956 East Genesee St. will have a lot size of 0.131 Acres.. The proposed lot will have one primary street frontage to the north along East Genesee St for 51.11 feet.; The southern property line will border 1701-07 Meadowbrook Dr. for 62.80 feet ; The western property line will border 100.68 feet FT along the property line of E 2930 Genesee St.; The eastern property line will border 97.3 feet along the property line of 2960 East Genesee St.</p> <p>The subject lot to be known as 2960 East Genesee St. will have a lot size of 0.115 Acres.. The proposed lot will have one primary street frontage to the north along East Genesee St for 55 feet.; The southern property line will border 1701-07 Meadowbrook Dr. for 50 feet. The western property line will border 97.3 feet FT along the property line of E 2956 Genesee St.; The eastern property line will border 98.54 feet along the property line of 2964 East Genesee St.</p> <p>The subject lot to be known as 2964 East Genesee St. will have a lot size of 0.126 Acres.. The proposed lot will have one primary street frontage to the north along East Genesee St for 55 feet.; The southern property line will border 1701-07 Meadowbrook Dr. and 1711 Meadowbrook Dr for 55 feet. The western property line will border 98.54 feet FT along the property line of E 2960 Genesee St.; The eastern property line will border 100 feet along the property line of 2970-74 East Genesee St.</p> <p><b><u>Proposed property characteristics</u></b></p> <p>The proposed resubdivided lot to be known as 2956 East Genesee St. will have a lot size of 16,204 SF (0.372 Acres). The proposed lot will have one primary street frontage to the north along East Genesee St for 156.11 feet. ;The southern property line will border 1701-07 Meadowbrook Dr. and 1711 Meadowbrook Dr. for 167.80 feet ; The western property line will border 100.68 feet FT along the property line of E 2930 Genesee St.; The eastern property line will border 100 feet along the property line of 2970-74 East Genesee St. The property is proposed to be improved by a greenhouse manufacturing facility measuring building footprint 2500 SF, and other site improvement covers 5,317 SF, totaling 48% of the lot size.</p>
<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<b>Onondaga County Planning Board Referral:</b>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition dated on 9/3/2025.

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

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Resubdivison Map, Lots 171, 172, & 173 Sec. A & B – Bradford Hills – AMD.5 Known As 2956-2964 East Genesee St. into new lot 171A; To be known as 2956 East Genesee St, City Of Syracuse, County Of Onondaga, New York, State Of New York; Cottrell Land Surveyors, PC ; Scale: 1’’= 20’; Dated: 02/27/2023.
- Site Plan & Floor Plan & Elevation: SGH Manufacturing Plant ( Sheet A1-A3); Owner: SEAT, LLC, address 327

**SP-25-20**

Dickerson DR N Camillus, NY 13031. Scale: As noted;

- Elevation: SGH Manufacturing Plant ( Sheet A2); Owner: SEAT, LLC, address 327 Dickerson DR N Camillus, NY 13031. Scale: As noted;

**Attachments:**

Power of Attorney

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

Greenhouse Manufacturing Procedure

OCPB Comments

IPS Comments from City Departments

Impact Mitigation Plans-“Loading & Unloading Operation Plan”, “ Air Quality Control Plan”, and "Noise Control Plan.”

**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



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

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

**General Conditions for**  
**Site Plan Review, Special Use Permit**  
**and Project Plan Review Approval**

1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public.
2. All necessary permits relating to this proposal shall be obtained by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse and all conditions of the approval shall be met within eighteen (18) months of the date of approval of this resolution by the City of Syracuse, or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the City Planning Commission;
3. All Development Standards of Syracuse Zoning Ordinance shall be adhered to.
4. No signage was approved as part of this application; proposed signage must be submitted to the City of Syracuse Office of Zoning Administration for review and approval.
5. Approval of project does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Division of Code Enforcement.
6. Prior to work commencing, all required permits must be obtained from the Central Permitting Office in the Division of Code Enforcement located at One Park Place, 1<sup>st</sup> Floor, at 300 South State Street, New York.



Once all City Departments' review comments 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 Haohui(Nate) Pan 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 Haohui(Nate) Pan 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.

ON THIS SITE, APPLICATION R-25-34 & SP-25-20 ARE  
A RESUBDIVISION AND A SPECIAL USE PERMIT  
APPLICATION TO COMBINE 3 LOTS INTO ONE NEW  
LOT FOR THE PURPOSE OF ESTABLISHING A  
BUSINESS GOVERNED BY THE "MANUFACTURING,  
GENERAL" LAND USE TYPE ON THE PROPERTIES  
LOCATED AT 2956 E GENESEE ST., 2960 E GENESEE  
ST., AND 2964 E GENESEE ST. THIS MATTER WILL BE  
DISCUSSED AT THE CITY OF SYRACUSE CITY  
PLANNING COMMISSION MEETING ON MARCH  
16<sup>th</sup>, 2026 AT 6:00 P.M. IN THE COMMON COUNCIL  
CHAMBERS, CITY HALL, SYRACUSE, NEW YORK.

Special Use Permit Application



<b>For Office Use Only</b>
Zoning District: _____
Application Number: SP- _____ - _____
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.net

Special Use Permit Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

Business/project name: SEAT, LLC / SGH Manufacturing Plant		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 2956, 2960, 2964 E. Genesee St. Syracuse, NY		
Lot numbers: 171A, 172, 173	Block number:	Lot size (sq. ft.) 15600
Current use of property: Vacant	Proposed: Light commercial	
Current number of dwelling units (if applicable): zero	Proposed: zero	
Current hours of operation (if applicable): NA	Proposed: M-F, 8:00AM - 5:30	
Current onsite parking (if applicable): NA	Proposed: 4	
Zoning (base and any overlay) of property: <b>MX-2</b>		
Companion zoning applications (if applicable, list any related zoning applications): Resubdivision Application		
Has the owner obtained a certificate of use: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size:	Type:	Location:
Size:	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary): SEAT, LLC is planning to build a 3750 sq. ft (first floor 2500 sq ft, second floor 1250 sq ft) building as shown in the site plan. The proposed building will be used for manufacturing 10 ft x 10 ft x 15 ft Greenhouses which will be shipped directly to the end users.		

Special Use Permit Application



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

**Owner/Owner's Agent Certification**

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

<b>Print owner's name:</b> Greater Syracuse Property Development Cp	
Signature: <i>[Signature]</i>	Date: 7/23/2025
Mailing address: 1941 South Salina St, Syracuse NY 13205	
<b>Print authorized agent's name:</b> Ashoke Bose	
Date: 7/23/2025	
Signature: Ashoke Bose <i>[Signature]</i>	[Redacted]
Mailing address: 327 Dickerson Dr. N., Camillus, NY 13031	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. <b>If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.</b> Faxed or photocopied signatures will not be accepted.	

**Required Submittal Sheet**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- APPLICATION** – filled out completely, dated, and signed by property owner as instructed
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
- PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan
- PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
- APPLICATION FEE** – \$0

Please submit three full sized and one no larger than 11x17" of all of the plans listed below (all plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation.

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

# DURABLE POWER OF ATTORNEY

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## IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself.

This power of attorney does not authorize the agent to make medical and health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for the designation of one agent.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

**If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.**

## DESIGNATION OF AGENT

I, Katelyn Wright, Executive Director of the Greater Syracuse Property Development Corporation of 1941 S Salina Street; Syracuse NY 13205, authorize Ashoke Bose of 327 Dickerson Dr N; Camillus, NY 13031, as my agent to act for me and in my name and for my use and benefit with respect to Zoning Approvals for 2956, 2960, and 2964 E Genesee Street; Syracuse NY.

## LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant may **not** use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

## EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

## TERMINATION

Until Zoning Approval for the above-referenced address/project is final.

## RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

**SIGNATURE AND ACKNOWLEDGMENT**

*Katelyn Wright*  
Signature of Principal

7/17/25

Date

Katelyn Wright

Name Printed

1941 S Salina Street; Syracuse NY 13205

Address

315-422-2302

Telephone Number

State of New York

County of Onondaga

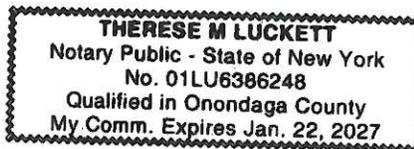
On this 17<sup>th</sup> day of July, 2025, before me, the undersigned notary public, personally appeared Katelyn Wright, personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

NOTARY

*Therese Lockett*  
Signature of Notary

(Seal, if any)

My commission expires: 1/22/2027



# Short Environmental Assessment Form

## Part 1 - Project Information

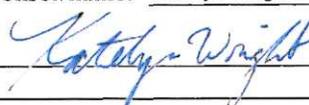
### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: Merge 2956, 2960, and 2964 E. Genesee St.				
Project Location (describe, and attach a location map): 2956,2960,2964 E. Genesee St. between Brookford Rd and Hurlburt Rd.				
Brief Description of Proposed Action: The Land Bank proposes to merge 3 vacant commercial lots to create one larger commercial parcel. The resubdivided lots will be sold to Sustainable Energy & Agriculture Technology, LLC who will build a manufacturing facility to build small greenhouses for individual consumers to use at their residences.				
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		[Redacted] <small>kwright@syracuselandbank.org</small>		
Address: 1941 S. Salina St.				
City/PO: Syracuse	State: NY	Zip Code: 13205		
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.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
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:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .379 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .379 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Future development will require connection to municipal water supply. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Future development will require connection to municipal wastewater system. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
Nearby Edgehill Park on E Genesee (eligible) and a tudor house at 109-11 Brookford Rd (eligible).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

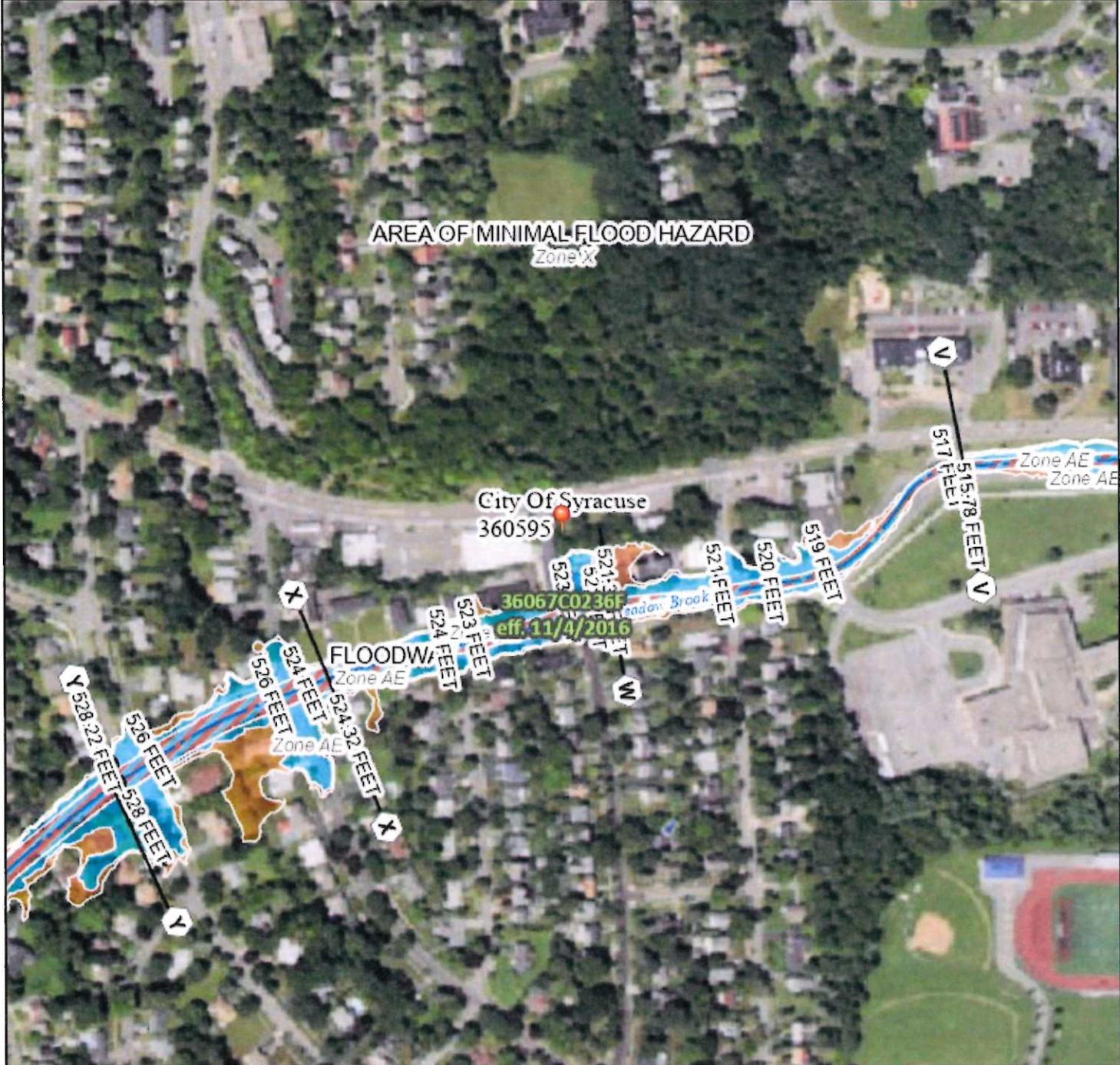
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
This is an automated response from NYS EAF Mapper. Onondaga County GIS shows that this property is outside the 100 year floodplain. See attached FIRMette.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Katelyn Wright</u> Date: <u>7/14/2025</u>		
Signature: <u></u> Title: <u>Executive Director</u>		



# National Flood Hazard Layer FIRMMette



76°6'27"W 43°2'45"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

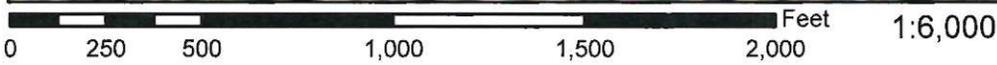
- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
  
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
  
- OTHER AREAS**
  - NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone
  
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
  
- OTHER FEATURES**
  - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
  - 17.5 Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
  
- MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

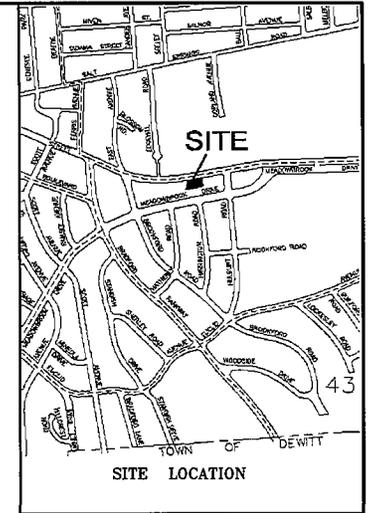
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/14/2025 at 1:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

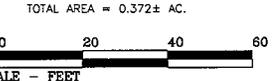


76°5'50"W 43°2'18"N



INDICATES AREA OF FLOOD ZONE AS PER FEMA PANEL 36067C0236F, COMMUNITY No. 360595, CITY OF SYRACUSE, NOV 2016

ZONED: BA - LOCAL BUSINESS DISTRICT, CLASS A  
 MINIMUM FRONT YARD SETBACK - 10'  
 MINIMUM REAR YARD SETBACK - 20'  
 MINIMUM SIDE YARD SETBACK - 4'  
 MINIMUM LOT WIDTH - 50'  
 MAXIMUM LOT COVERAGE - 100%



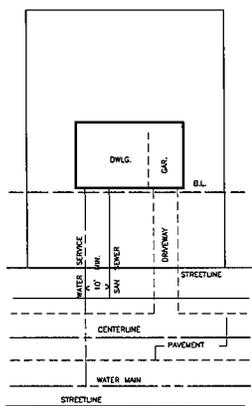
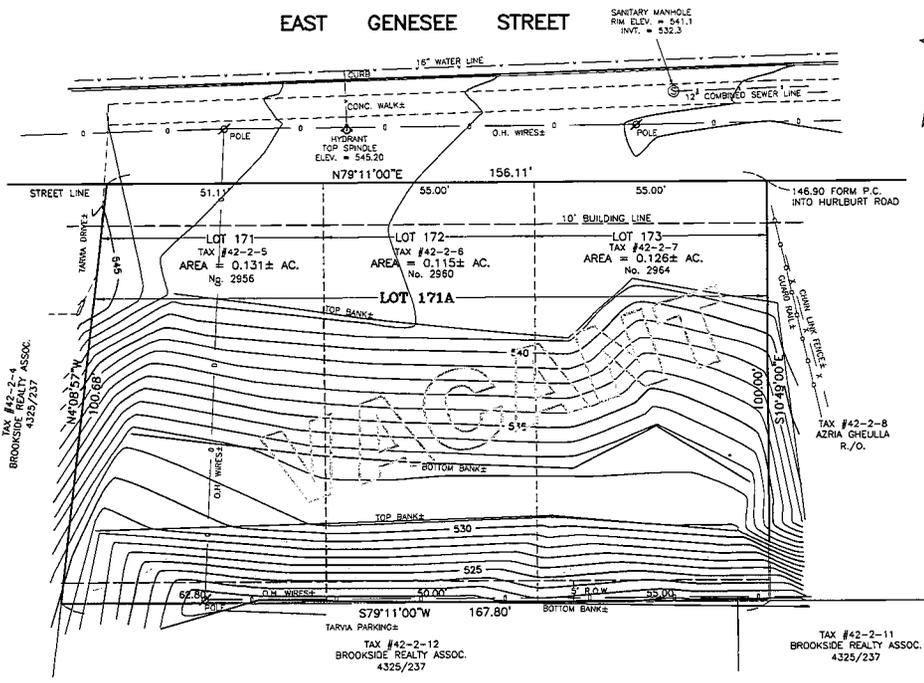
GENESEE EAST \$2956+ L171,172,173 SA,B BRADFORD HILLS SYR [GENESSO.] (ADD) @20230227TOPO.DWG

-FINAL PLAN-

**RESUBDIVISION OF LOTS 171, 172, & 173  
 SEC. A & B - BRADFORD HILLS - AMD.5  
 KNOWN AS 2956-2964 EAST GENESEE ST.  
 INTO NEW LOT 171A  
 TO BE KNOWN AS 2956 EAST GENESEE ST  
 SYRACUSE, ONONDAGA CO., N.Y.**

I.D: 42-2-5	FILE: ROLL: 42-2	BIN: 17
DATE: 2-27-2023	SCALE: 1" = 20'	B/P: 418/152
REVISIONS		

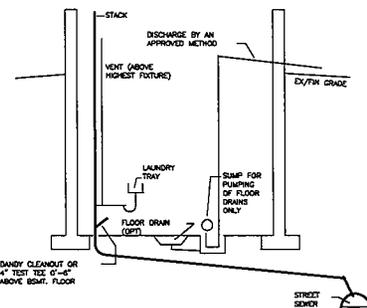
COTTRELL LAND SURVEYORS, PC.  
 7308 STATE RTE 173, MANLIUS, NY 13104  
 (315)682-8121, WWW.COTTRELLSURVEYORS.COM



**TYPICAL LOT LAYOUT**  
 NO SCALE

I HEREBY APPROVE THIS TRACT MAP.

GREATER SYRACUSE LAND BANK, OWNER  
 431 EAST FAYETTE STREET - SUITE 375  
 SYRACUSE, NY 13202  
 (315) 422-2301 X18



**PROPOSED "TYPICAL PLUMBING LAYOUT"**  
 (WET SEWER CONNECTION)

1. LAUNDRY TRAY WASTES MUST BE SOLIDLY CONNECTED TO SOIL OR WASTE STACK.
2. SUMP FOR FOOTINGS AND FLOOR DRAINS MAY GRAVITY DISCHARGE BY AN APPROVED METHOD DETERMINED BY THE GOVERNING AUTHORITY REGULATING SURFACE DRAINAGE.
3. BASEMENT FLOOR TO BE PITCHED TOWARD THE FLOOR DRAIN OR SUMP.

CONTOURS AT 1 FOOT INTERVALS ARE A SUBJECTIVE INTERPRETATION OF TOPOGRAPHY BASED ON AN INTERPOLATION OF ACTUAL ELEVATION SHOTS RELATED TO NAVD83 DATUM.

MUNICIPAL APPROVAL

COUNTY HEALTH DEPARTMENT APPROVAL

# EAST GENESEE STREET



## KEY NOTES: X

1. EXISTING TREES
  2. PROPOSED SGH MANUFACTURING PLANT BUILDING
  3. PROPOSED CONCRETE DRIVEWAY
  4. FIRE HYDRANT
  5. PROPOSED ROOFLINE
  6. PROPOSED CONCRETE WALKWAY
  7. PROPOSED PARKING
  8. PROPOSED LOADING DECK
  9. PROPOSED PEDESTRIAN ENTRY
  10. PROPOSED EMERGENCY EXIT
  11. PROPOSED GAS METER
  12. PROPOSED ELECTRICAL METER & - AMP PANEL
  13. PROPOSED WATER METER
  14. PROPOSED LOADING BAY
  15. ADA PARKING
  16. ACCESS AISLE
  17. 10'X10' DUMPSTER ENCLOSURE
  18. MONUMENT SIGN
  19. RAMP
  20. CONCRETE BLOCK STORAGE
  21. BIKE PARKING WITH STAPLE-STYLE RACK
  22. STOP SIGN
- - - - - PROPOSED BOUNDARY  
 - - - - - EXISTING CENTER LINE  
 - - - - - EXISTING CURB & GUTTER  
 - - - - - EXISTING SEWER MAIN  
 - - - - - EXISTING WATER MAIN  
 - - - - - EXISTING TOP/TOE SLOPE  
 ● EXISTING POWER POLE  
 - - - - - EXISTING OVERHEAD ELECTRICAL LINES  
 181 EXISTING CONTOUR  
 - - - - - PROPOSED RETAINING WALL  
 - - - - - PROPOSED BUILDING SETBACK  
 P- 87.00' PROPOSED PAD ELEVATION  
 - - - - - PROPOSED EDGE OF PAVEMENT  
 - - - - - PROPOSED CONCRETE CURB & GUTTER  
 - - - - - PROPOSED ASPHALT AREA  
 - - - - - PROPOSED SEWER LINE  
 ○ PROPOSED SEWER MANHOLE  
 - - - - - PROPOSED WATER MAIN  
 - - - - - PROPOSED WATER SERVICE W/ METER  
 - - - - - PROPOSED STORM DRAIN  
 (48.00') EG EXISTING GROUND LEVEL  
 541' FG FINISHED GROUND LEVEL  
 - - - - - PROPOSED GRATED INLET  
 - - - - - PROPOSED FENCE  
 (LP) PROPOSED EXTERIOR LIGHT POLE SHALL BE DIRECTED DOWNWARD; 4.7C  
 - - - - - PROPOSED OPAQUE CONTINUOUS EVERGREEN HEDGE AT LEAST 3 FEET IN HEIGHT LANDSCAPING; 4.5E a(4)  
 - - - - - INDICATES DIRECTION OF DRAINAGE  
 (RO) KINDRED SPIRIT OAK - A NARROW OAK REACHING ~30 FT TALL x 6 FT WIDE, WITH SILVER UNDERSIDES AND UPRIGHT BRANCHING

TAX # 42-2-4  
BROOKSIDE REALTY ASSOC.  
4325/237

N  
SCALE : 1" = 10'-0"

TAX # 42-2-12  
BROOKSIDE REALTY ASSOC.  
4325/237

INDICATES AREA OF FLOOD ZONE AE PER FEMA  
PANEL 36067C0236F, COMMUNITY No. 360595,  
CITY OF SYRACUSE, NOV 2016

TAX #42-2-11  
BROOKSIDE REALTY ASSOC.  
4325/237

**BASE ZONE:** MX-2  
**USE:** SGH MANUFACTURING PLANT  
**SIZE OF PARCEL:** .372 ACRE/ 16204 SFT  
**SCOPE OF WORK:** NEW CONSTRUCTION  
**FLOOR AREA SUMMARY**  
EXISTING GROSS FLOOR AREA = 0 sft  
SITE AREA = .372 acre/ 16204 sft  
ALLOWABLE LOT COVERAGE = 90%  
PROPOSED LOT COVERAGE = 15.43%  
TOTAL GROSS AREA = 3750 sft  
**SETBACK**  
EXISTING: FRONT- 0 feet, REAR- 4 feet, SIDEYARD- 0 feet, STREET SIDEYARD- 10 feet  
PROPSD: FRONT- 16' 3.5", REAR- 33' 6", SIDEYARD- 5' 9", STREET SIDEYARD- N/A  
**PARKING CALCULATIONS**  
[1] PARKING SPACE PER 2,000 SQ FT MANUFACTURING AREA; PLUS 1 PARKING SPACE PER 500 SQ FT OFFICE OR ADMINISTRATIVE AREA]  
TOTAL PARKING PROVIDED: 4 PARKING (1 GENERAL + 3 ADMINISTRATIVE)  
ADA PARKING PROVIDED: 1 PARKING

**SITE PLAN REVIEW SUMMARY**  
PER PRE-DEVELOPMENT MEETING - 05/11/2024  
**PLANNING**  
1. THE PEDESTRIAN ENTRANCE HAS BEEN RELOCATED TO THE EAST SIDE OF THE NEW BUILDING TO CLEARLY DISTINGUISH PUBLIC ACCESS TO PRIVATE SPACE.  
2. COLUMNAR TREES AND HEDGES WILL BE PLANTED ALONG THE FRONTAGE TO ENHANCE THE STREETScape AND DEFINE THE SITE BOUNDARY.  
3. EXTERIOR LIGHTING HAS BEEN INCORPORATED ALONG THE PARKING LOT, DRIVEWAY AND PEDESTRIAN WALKWAYS TO ENSURE SAFETY AND VISIBILITY.  
**ZONING**  
1. A 10' x 10' DUMPSTER ENCLOSURE IS INCLUDED AT THE WEST SIDE OF THE BUILDING IN COMPLIANCE WITH ZONING REQUIREMENTS.  
2. LIGHTING POLES ARE INCLUDED FOR THE PARKING AREA, DRIVEWAY, AND PEDESTRIAN PATHWAYS TO MEET ILLUMINATION STANDARDS.  
3. A GRAPHIC BAR SCALE IS INCLUDED ON THE SITE PLAN FOR PROPER SPATIAL REFERENCING.  
**ENGINEERING**  
1. TOTAL SITE DISTURBANCE IS APPROXIMATELY 8220 SQ. FT., WHICH REMAINS UNDER THE 10,000 SQ. FT. THRESHOLD.  
2. NEW MANHOLE AND SEWER LINE CONNECTIONS ARE CLEARLY IDENTIFIED AND LABELED.  
3. THE DRIVEWAY CONNECTION TO EAST GENESEE STREET IS SHOWN, AND ITS ALIGNMENT HAS BEEN ADJUSTED TO AVOID AN EXISTING UTILITY POLE.

**CENTRAL PERMIT OFFICE**  
1. ONE ACCESSIBLE (ADA-COMPLIANT) PARKING SPACE IS PROVIDED AS PER CODE.  
2. THE BUILDING'S MAIN ENTRANCE IS LOCATED ON THE EAST SIDE, ACCESSIBLE VIA AN ADA RAMP AND CONNECTED PEDESTRIAN WALKWAY. AN EMERGENCY EXIT IS ALSO PROVIDED ON THE WEST SIDE OF THE GROUND FLOOR.  
3. VERTICAL CIRCULATION (STAIRS) CONNECTING THE 1ST AND 2ND FLOORS IS SHOWN IN THE FLOOR PLANS.  
4. RESTROOM LOCATIONS ARE INDICATED ON THE FLOOR PLANS.  
5. EGRESS PATHWAYS AND REQUIREMENTS ARE ADDRESSED AND SHOWN ON THE FLOOR PLANS.  
6. THE WOODWORKING AREA IS LIMITED TO UNDER 2,500 SQ. FT., COMPLYING WITH CODE REQUIREMENTS FOR NON-SPRINKLERED AREAS.  
7. THE WOODWORKING AREA IS CLEARLY IDENTIFIED ON THE 1ST FLOOR PLAN.  
8. THE BUILDING HEIGHT IS BELOW 30 FEET.  
9. A ROAD-CUT PERMIT APPLICATION WILL BE INITIATED AS REQUIRED.  
**FIRE PROTECTION BUREAU**  
1. SEPARATE PERMITS FOR THE FIRE ALARM AND SPRINKLER SYSTEMS WILL BE SUBMITTED AS PART OF FIRE PROTECTION COMPLIANCE IF REQUIRED.  
**PARKS DEPARTMENT**  
1. TO ENHANCE THE PUBLIC REALM, KINDRED SPIRIT OAK TREES WILL BE PLANTED. THESE ARE UPRIGHT, COLUMNAR TREES KNOWN FOR THEIR NARROW FORM (~30 FT TALL x 6 FT WIDE), DISTINCTIVE SILVER LEAF UNDERSIDES, AND TIGHT BRANCHING—IDEAL FOR URBAN STREETScape IMPROVEMENT.

**DPW TRANSPORTATION PLANNER REVIEW SUMMARY**  
1. THE CURB OPENING HAS BEEN REDUCED TO 24 FEET WITH A TRANSITION CURB SECTION, TOTALING 6 FEET. NYS DOT TYPE 3 CURB CUT DETAIL SPECIFICATIONS WILL BE IMPLEMENTED FOR THIS CONFIGURATION.  
2. THE SIDEWALK ADJACENT TO THE DRIVE AISLE HAS BEEN RELOCATED 4 FEET AWAY FROM THE DRIVE AISLE EDGE. THE SIDEWALK WIDTH HAS BEEN REDUCED FROM ITS PREVIOUS DIMENSION TO 4 FEET.  
3. EXISTING WHEEL STOPS HAVE BEEN REMOVED AND REPLACED WITH CONTINUOUS CURBING ALONG BOTH THE PARKING LOT AND DRIVE AISLE AREAS.  
4. A STOP SIGN HAS BEEN INSTALLED.  
5. A NEW BICYCLE PARKING AREA FEATURING STAPLE-STYLE RACKS HAS BEEN INSTALLED ADJACENT TO THE MAIN ENTRANCE.

project  
SGH  
MANUFACTURING  
PLANT

revisions

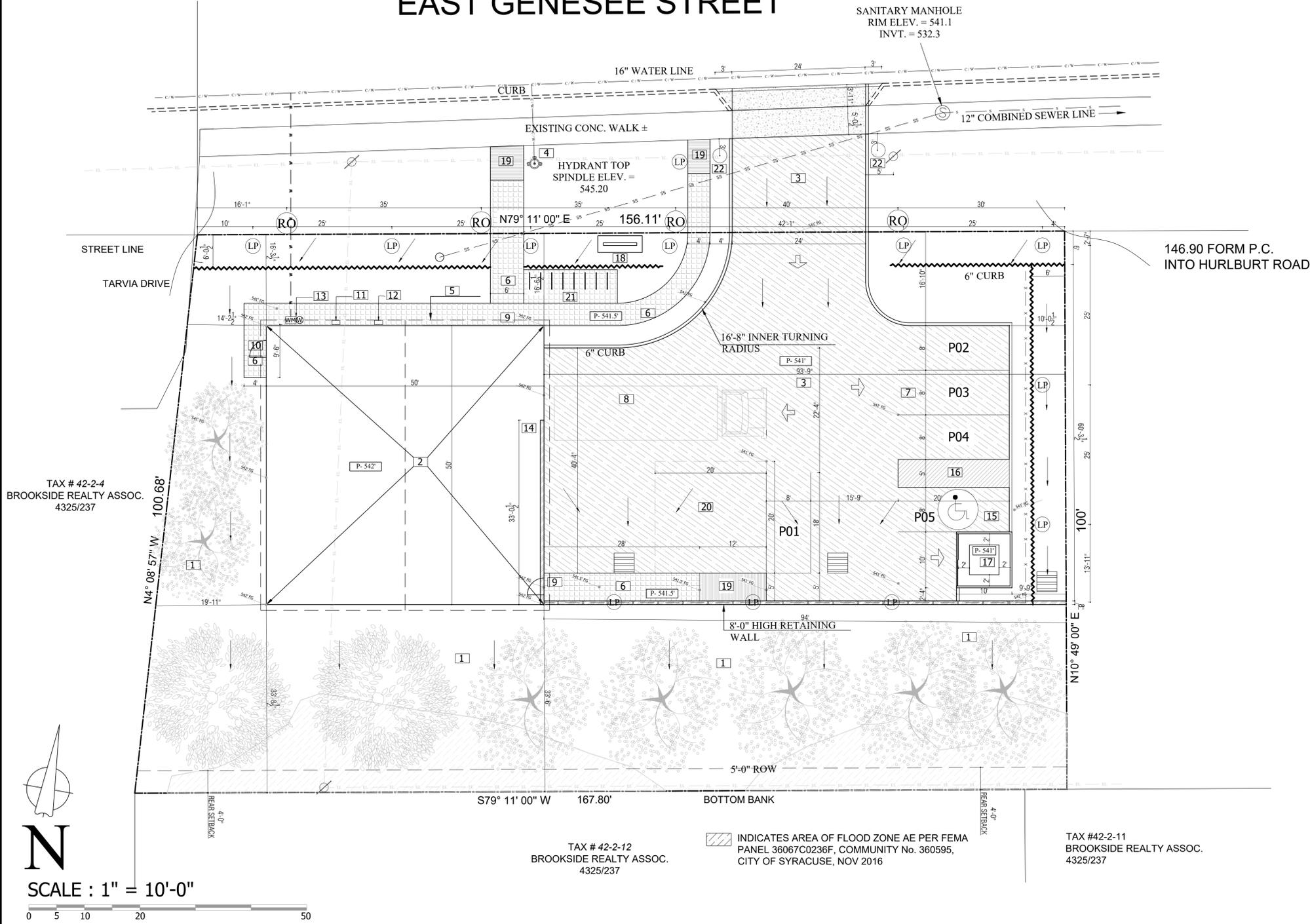
ID	NAME	DATE

description  
SITE PLAN

owner SEAT, LLC  
address 2956 EAST GENESEE ST, SYRACUSE, NY  
apn  
drawn by  
sheet no.

A1

# EAST GENESEE STREET



## KEY NOTES: [X]

1. EXISTING TREES
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  3. PROPOSED CONCRETE DRIVEWAY
  4. FIRE HYDRANT
  5. PROPOSED ROOFLINE
  6. PROPOSED CONCRETE WALKWAY
  7. PROPOSED PARKING
  8. PROPOSED LOADING DECK
  9. PROPOSED PEDESTRIAN ENTRY
  10. PROPOSED EMERGENCY EXIT
  11. PROPOSED GAS METER
  12. PROPOSED ELECTRICAL METER & - AMP PANEL
  13. PROPOSED WATER METER
  14. PROPOSED LOADING BAY
  15. ADA PARKING
  16. ACCESS AISLE
  17. 10'X10' DUMPSTER ENCLOSURE
  18. MONUMENT SIGN
  19. RAMP
  20. CONCRETE BLOCK STORAGE
  21. BIKE PARKING WITH STAPLE-STYLE RACK
  22. STOP SIGN
- 
- PROPOSED BOUNDARY
  - - - - - EXISTING CENTER LINE
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  - - - - - EXISTING SEWER MAIN
  - - - - - EXISTING WATER MAIN
  - - - - - EXISTING TOP/TOE SLOPE
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  - PROPOSED ASPHALT AREA
  - - - - - PROPOSED SEWER LINE
  - PROPOSED SEWER MANHOLE
  - - - - - PROPOSED WATER MAIN
  - WM(Ø) PROPOSED WATER SERVICE W/ METER
  - - - - - PROPOSED STORM DRAIN
  - (48.00') EG EXISTING GROUND LEVEL
  - 541' FG FINISHED GROUND LEVEL
  - PROPOSED GRATED INLET
  - - - - - PROPOSED FENCE
  - (LP) PROPOSED EXTERIOR LIGHT POLE SHALL BE DIRECTED DOWNWARD; 4.7C
  - PROPOSED OPAQUE CONTINUOUS EVERGREEN HEDGE AT LEAST 3 FEET IN HEIGHT LANDSCAPING; 4.5E a(4)
  - INDICATES DIRECTION OF DRAINAGE
  - (RO) KINDRED SPIRIT OAK – A NARROW OAK REACHING ~30 FT TALL x 6 FT WIDE, WITH SILVER UNDERSIDES AND UPRIGHT BRANCHING

project  
SGH  
MANUFACTURING  
PLANT

### revisions

ID	NAME	DATE

### description

SITE PLAN

owner SEAT, LLC

address 327 Dickerson Dr N,  
Camillus, NY 13031

apn

drawn by

sheet no.

# A1

**BASE ZONE:** MX-2  
**USE:** SGH MANUFACTURING PLANT  
**SIZE OF PARCEL:** .372 ACRE/ 16204 SFT  
**SCOPE OF WORK:** NEW CONSTRUCTION  
**FLOOR AREA SUMMARY**  
 EXISTING GROSS FLOOR AREA = 0 sft  
 SITE AREA = .372 acre/ 16204 sft  
 ALLOWABLE LOT COVERAGE = 90%  
 PROPOSED LOT COVERAGE = 15.43%  
 TOTAL GROSS AREA = 3750 sft  
**SETBACK**  
 EXISTING: FRONT- 0 feet, REAR- 4 feet, SIDEYARD- 0 feet, STREET SIDEYARD- 10 feet  
 PROPOSED: FRONT- 16' 3.5", REAR- 33' 6", SIDEYARD- 5' 9", STREET SIDEYARD- N/A  
**PARKING CALCULATIONS**  
 [1] PARKING SPACE PER 2,000 SQ FT MANUFACTURING AREA; PLUS 1 PARKING SPACE PER 500 SQ FT OFFICE OR ADMINISTRATIVE AREA]  
 TOTAL PARKING PROVIDED: 4 PARKING (1 GENERAL + 3 ADMINISTRATIVE)  
 ADA PARKING PROVIDED: 1 PARKING

**SITE PLAN REVIEW SUMMARY**  
 PER PRE-DEVELOPMENT MEETING – 05/11/2024  
**PLANNING**  
 1. THE PEDESTRIAN ENTRANCE HAS BEEN RELOCATED TO THE EAST SIDE OF THE NEW BUILDING TO CLEARLY DISTINGUISH PUBLIC ACCESS TO PRIVATE SPACE.  
 2. COLUMNAR TREES AND HEDGES WILL BE PLANTED ALONG THE FRONTAGE TO ENHANCE THE STREETScape AND DEFINE THE SITE BOUNDARY.  
 3. EXTERIOR LIGHTING HAS BEEN INCORPORATED ALONG THE PARKING LOT, DRIVEWAY AND PEDESTRIAN WALKWAYS TO ENSURE SAFETY AND VISIBILITY.  
**ZONING**  
 1. A 10' x 10' DUMPSTER ENCLOSURE IS INCLUDED AT THE WEST SIDE OF THE BUILDING IN COMPLIANCE WITH ZONING REQUIREMENTS.  
 2. LIGHTING POLES ARE INCLUDED FOR THE PARKING AREA, DRIVEWAY, AND PEDESTRIAN PATHWAYS TO MEET ILLUMINATION STANDARDS.  
 3. A GRAPHIC BAR SCALE IS INCLUDED ON THE SITE PLAN FOR PROPER SPATIAL REFERENCING.  
**ENGINEERING**  
 1. TOTAL SITE DISTURBANCE IS APPROXIMATELY 8220 SQ. FT., WHICH REMAINS UNDER THE 10,000 SQ. FT. THRESHOLD.  
 2. NEW MANHOLE AND SEWER LINE CONNECTIONS ARE CLEARLY IDENTIFIED AND LABELED.  
 3. THE DRIVEWAY CONNECTION TO EAST GENESEE STREET IS SHOWN, AND ITS ALIGNMENT HAS BEEN ADJUSTED TO AVOID AN EXISTING UTILITY POLE.

**CENTRAL PERMIT OFFICE**  
 1. ONE ACCESSIBLE (ADA-COMPLIANT) PARKING SPACE IS PROVIDED AS PER CODE.  
**PLANNING**  
 2. THE BUILDING'S MAIN ENTRANCE IS LOCATED ON THE EAST SIDE, ACCESSIBLE VIA AN ADA RAMP AND CONNECTED PEDESTRIAN WALKWAY. AN EMERGENCY EXIT IS ALSO PROVIDED ON THE WEST SIDE OF THE GROUND FLOOR.  
 3. VERTICAL CIRCULATION (STAIRS) CONNECTING THE 1ST AND 2ND FLOORS IS SHOWN IN THE FLOOR PLANS.  
 4. RESTROOM LOCATIONS ARE INDICATED ON THE FLOOR PLANS.  
 5. EGRESS PATHWAYS AND REQUIREMENTS ARE ADDRESSED AND SHOWN ON THE FLOOR PLANS.  
 6. THE WOODWORKING AREA IS LIMITED TO UNDER 2,500 SQ. FT., COMPLYING WITH CODE REQUIREMENTS FOR NON-SPRINKLERED AREAS.  
 7. THE WOODWORKING AREA IS CLEARLY IDENTIFIED ON THE 1ST FLOOR PLAN.  
 8. THE BUILDING HEIGHT IS BELOW 30 FEET.  
 9. A ROAD-CUT PERMIT APPLICATION WILL BE INITIATED AS REQUIRED.  
**FIRE PROTECTION BUREAU**  
 1. SEPARATE PERMITS FOR THE FIRE ALARM AND SPRINKLER SYSTEMS WILL BE SUBMITTED AS PART OF FIRE PROTECTION COMPLIANCE IF REQUIRED.  
**PARKS DEPARTMENT**  
 1. TO ENHANCE THE PUBLIC REALM, KINDRED SPIRIT OAK TREES WILL BE PLANTED. THESE ARE UPRIGHT, COLUMNAR TREES KNOWN FOR THEIR NARROW FORM (~30 FT TALL x 6 FT WIDE), DISTINCTIVE SILVER LEAF UNDERSIDES, AND TIGHT BRANCHING—IDEAL FOR URBAN STREETScape IMPROVEMENT.

**DPW TRANSPORTATION PLANNER REVIEW SUMMARY**  
 1. THE CURB OPENING HAS BEEN REDUCED TO 24 FEET WITH A TRANSITION CURB SECTION, TOTALING 6 FEET. NYS DOT TYPE 3 CURB CUT DETAIL SPECIFICATIONS WILL BE IMPLEMENTED FOR THIS CONFIGURATION.  
 2. THE SIDEWALK ADJACENT TO THE DRIVE AISLE HAS BEEN RELOCATED 4 FEET AWAY FROM THE DRIVE AISLE EDGE. THE SIDEWALK WIDTH HAS BEEN REDUCED FROM ITS PREVIOUS DIMENSION TO 4 FEET.  
 3. EXISTING WHEEL STOPS HAVE BEEN REMOVED AND REPLACED WITH CONTINUOUS CURBING ALONG BOTH THE PARKING LOT AND DRIVE AISLE AREAS.  
 4. A STOP SIGN HAS BEEN INSTALLED.  
 5. A NEW BICYCLE PARKING AREA FEATURING STAPLE-STYLE RACKS HAS BEEN INSTALLED ADJACENT TO THE MAIN ENTRANCE.

TAX # 42-2-12  
BROOKSIDE REALTY ASSOC.  
4325/237

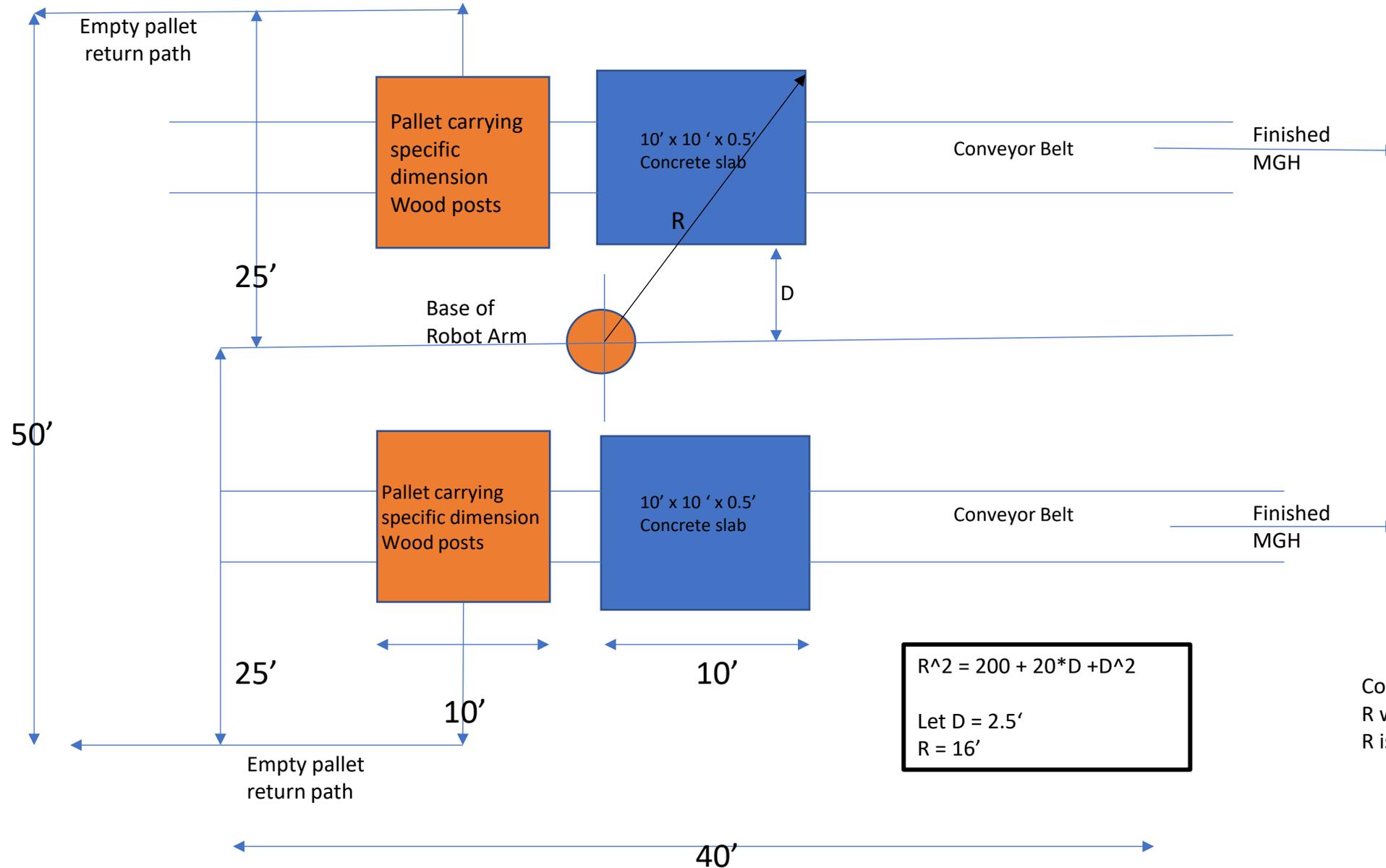
TAX #42-2-11  
BROOKSIDE REALTY ASSOC.  
4325/237

INDICATES AREA OF FLOOD ZONE AE PER FEMA  
 PANEL 36067C0236F, COMMUNITY No. 360595,  
 CITY OF SYRACUSE, NOV 2016

# SGH Production Automation

Ashoke Bose

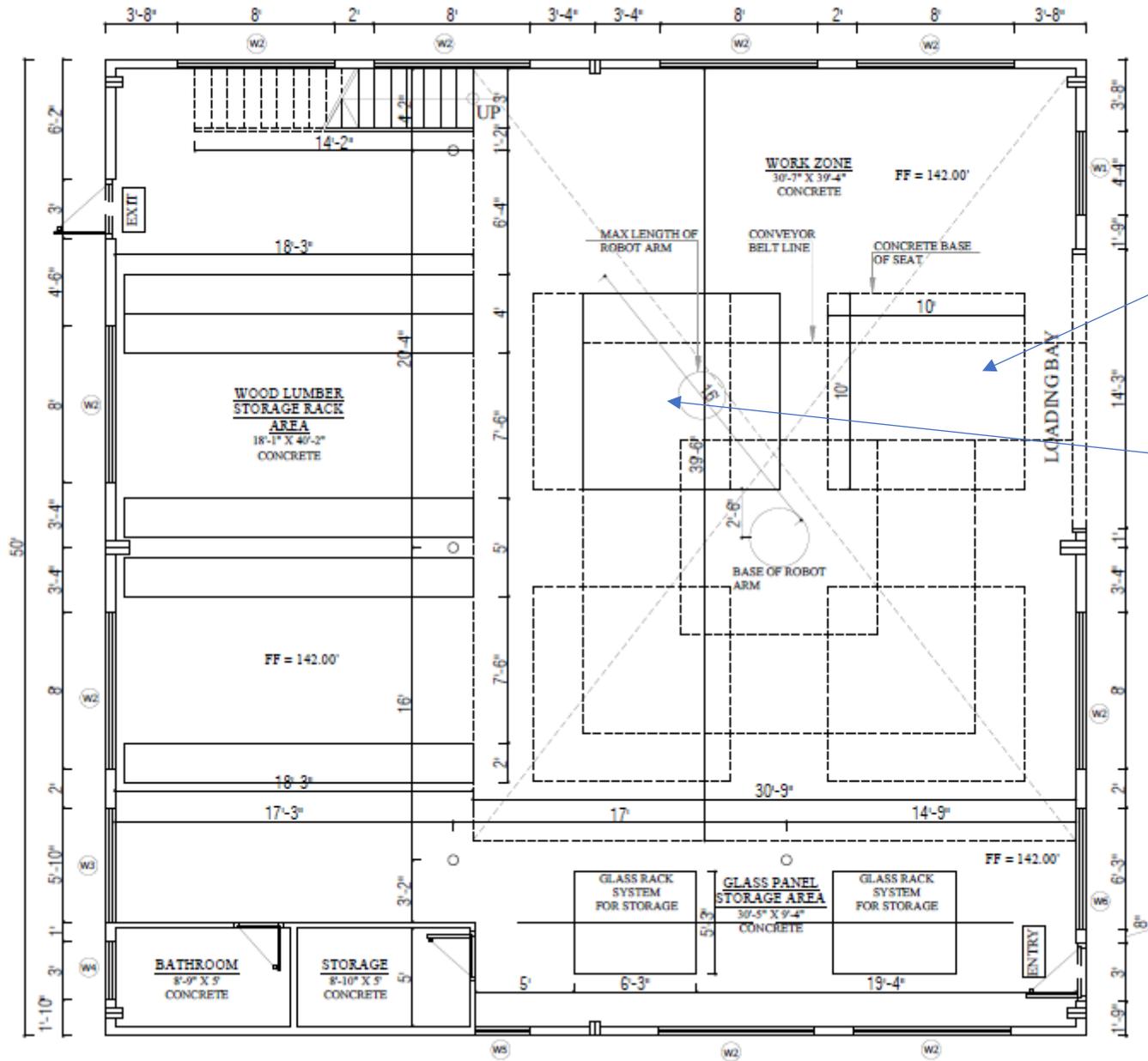
Sustainable Energy & Agriculture Technology, LLC



$$R^2 = 200 + 20 \cdot D + D^2$$

Let  $D = 2.5'$   
 $R = 16'$

Corrected on 6/6/2024  
 R was 26' based on  $200 \cdot D$   
 R is 16'

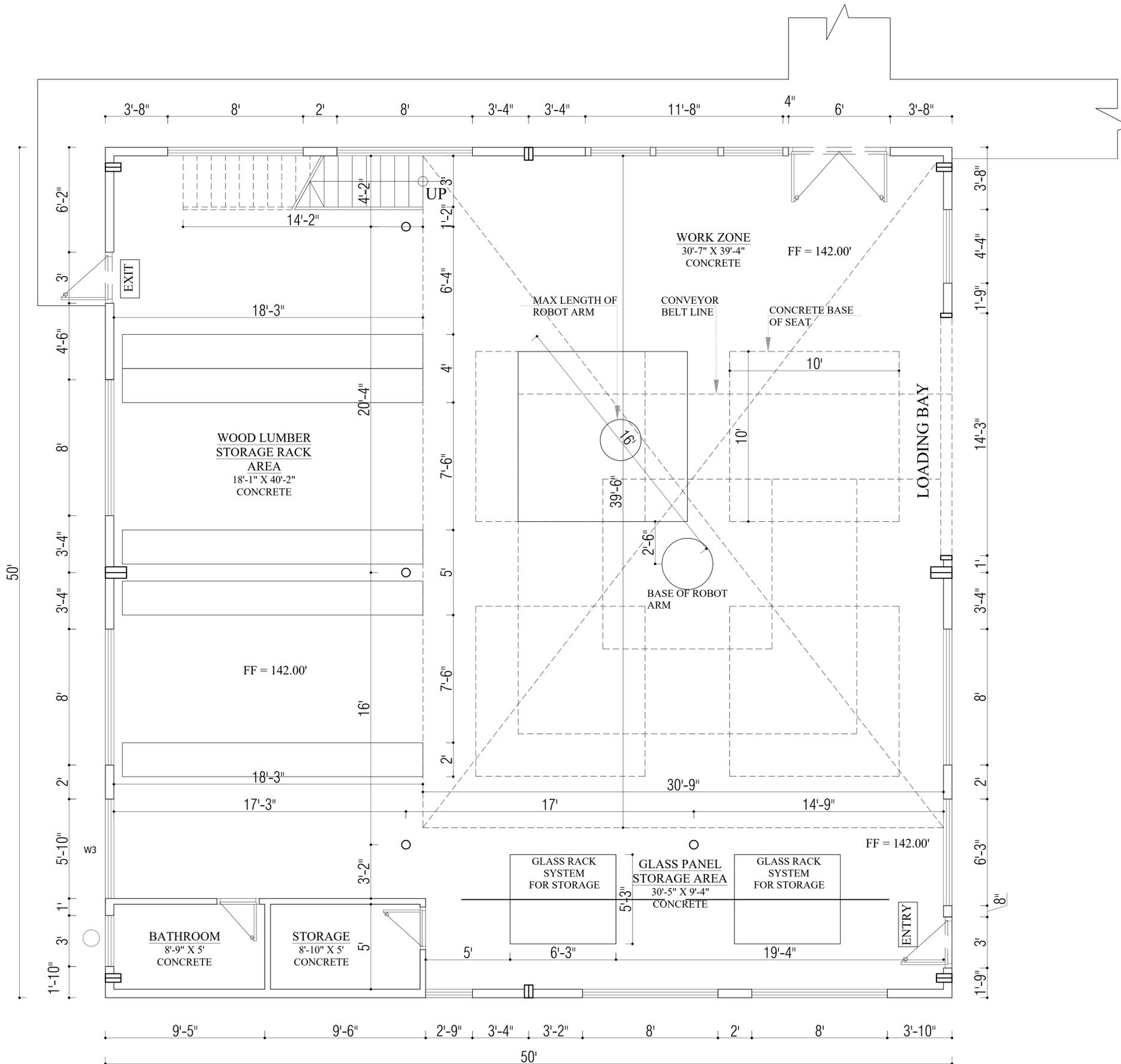


Concrete Base For SGH

Wooden Pallet Carrying specific Size lumber posts







**FIRST FLOOR PLAN**  
 AREA= 2500 SQ. FT.



SCALE : 1" = 3'-0"

project  
 SGH  
 MANUFACTURING  
 PLANT

revisions

ID	NAME	DATE

description

FLOOR  
 PLANS

owner SEAT, LLC

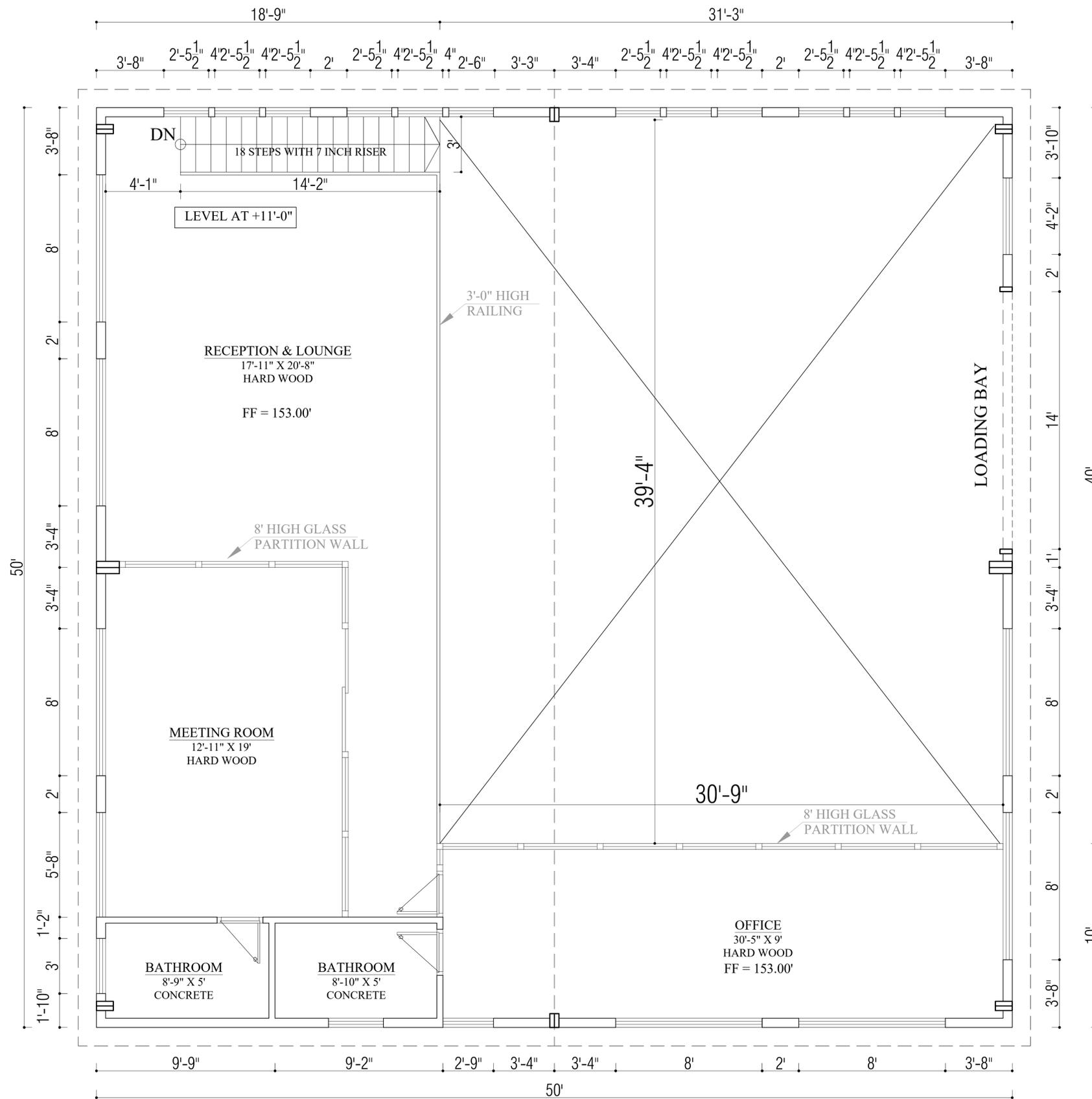
address 327 Dickerson Dr N,  
 Camillus, NY 13031

apn

drawn by

sheet no.

**A2**



**SECOND FLOOR PLAN**  
 AREA= 1250 SQ. FT.



SCALE : 1" = 3'-0"

project  
 SGH  
 MANUFACTURING  
 PLANT

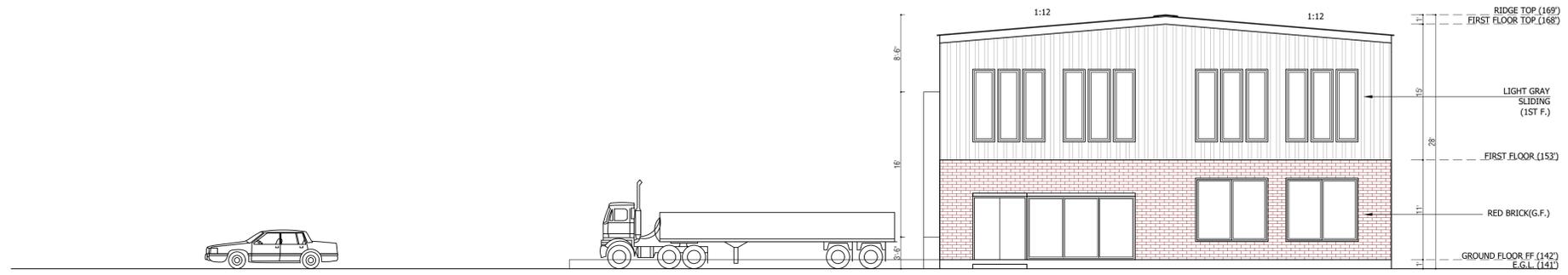
revisions

ID	NAME	DATE

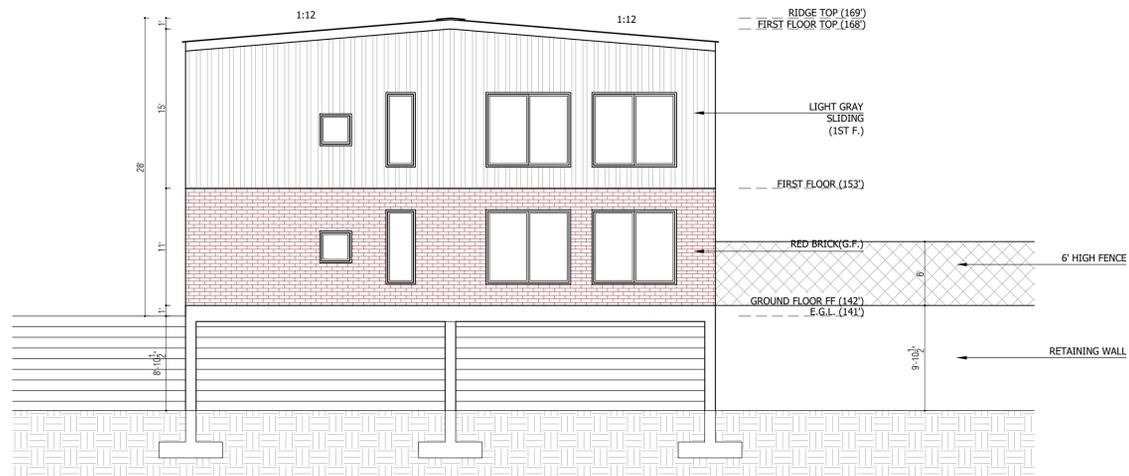
description  
 FLOOR  
 PLANS

owner SEAT, LLC  
 address 327 Dickerson Dr N,  
 Camillus, NY 13031  
 apn  
 drawn by  
 sheet no.

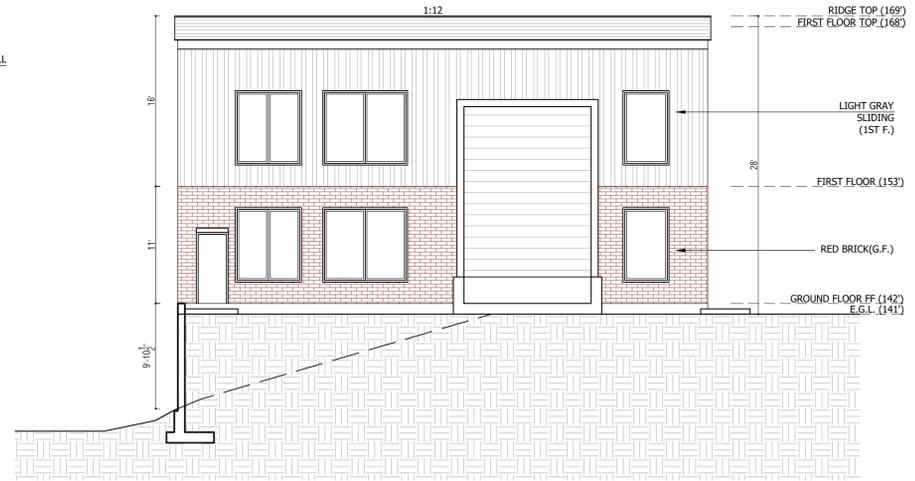
**A3**



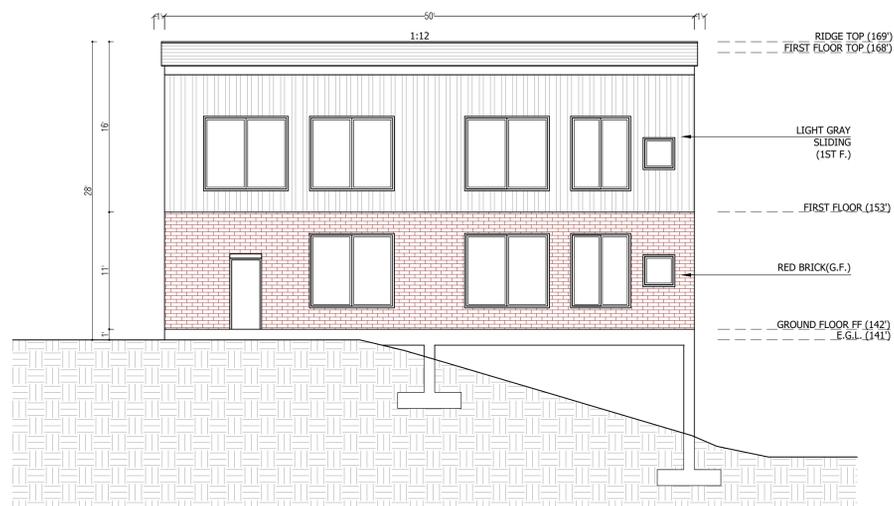
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SCALE : 1/8" = 1'-0"

**ELEVATION KEY NOTES**

1. ROOF MATERIAL: STEEL SHEET
2. EXTERIOR WALL FINISH- RED BRICK FACING (GROUND FLOOR)  
STEEL SIDING (FIRST FLOOR)
3. ROOF PITCH- 1:12

project  
**SGH  
 MANUFACTURING  
 PLANT**

revisions		
ID	NAME	DATE

description  
**ELEVATIONS**

owner **SEAT, LLC**  
 address **327 Dickerson Dr N,  
 Camillus, NY 13031**  
 apn  
 drawn by  
 sheet no.

**A2**









**Air Quality Control Plan – 2956–2964 E. Genesee Street (SP-25-20)**

**Purpose:** Ensure clean air and public health protection for nearby homes and schools during construction and operation of the proposed light-manufacturing facility.

**Key Emission Sources:** Diesel exhaust, dust from grading and cutting, VOC off-gassing from adhesives, and dumpster odors.

**Construction Controls:**

- Apply water misting for dust suppression.
- Cover soil/material trucks; use EPA Tier-4 equipment.
- Limit idling to  $\leq 2$  minutes; post signage.
- Restrict heavy work to 9AM–3PM (avoid school hours).
- Weekly dust log and daily visual opacity checks.

**Operational Controls:**

- Install MERV-13+ filters and carbon LEV systems.
- Keep all cutting/finishing indoors under negative pressure.
- Enforce  $\leq 1$ -minute truck idling; route trucks via arterials only.
- Cover dumpsters; remove volatile waste daily.
- Replace filters quarterly; inspect HVAC annually.

**Monitoring & Reporting:**

- Baseline PM<sub>10</sub>/PM<sub>2.5</sub>/VOC monitoring before construction.
- Continuous sensors at residential edge.
- Public complaint log; response within 48 hrs.
- Monthly summary to Planning Commission; 3-year record retention.

**Corrective Actions:** Suspend work if PM<sub>10</sub> > 35  $\mu\text{g}/\text{m}^3$  (24-hr avg) until source corrected.

**Integration:** Align with SWPPP (dust-water link), Traffic & School Safety Plan (no-idling compliance), and Tree Preservation Plan (natural particulate buffer).

**Community Transparency:** Post plan summary and data online; quarterly updates at neighborhood meetings.

**Prepared for submission to:** City of Syracuse Planning Commission

**Date:** October 2025

**Loading & Unloading Operations Plan – 2956–2964 E. Genesee Street (SP-25-20)**

**Use:** Light-manufacturing and distribution of 10×10×15 ft Smart Greenhouse (SGH) units

**Date:** October 2025

- 1. Objectives:** Ensure safe, quiet, and low-emission material handling near homes and schools.
- 2. Loading Zone:** Rear/side yard via single curb cut on E. Genesee. 60×20 ft apron for one 26-ft truck. Concrete or permeable pavers with trench drain, ≤2% slope, 8-ft sound fence & evergreen screen.
- 3. Scheduling & Routing:** Hours 9AM–3PM (Mon–Fri, non-school peak). Max 3 deliveries & 2 shipments/day. Exit eastbound only. Idling ≤1 min. “Engines Off” and “No Backing” signage posted.
- 4. Unloading (Lumber):** Bundled 2×4 & 2×6 stock ≤12 ft. Use 3,000-lb electric forklift. Driver parked fully on apron, wheels chocked, cones set. Material moved indoors within 10 min; covered if raining.
- 5. Loading (SGH Units):** 10×10×15 ft modules, ~1,200 lb each, pallet-wrapped. Electric forklift w/soft tires; spotter assists. Each unit loaded ≤2 min; secured with straps before departure.
- 6. Worker & Pedestrian Safety:** High-vis PPE; daily safety briefings; barriers & warning lights active; annual OSHA forklift training.
- 7. Environmental Controls:** Zero-emission forklifts indoors; noise ≤65 dBA at property line; absorbent kits for leaks; drains clear; debris contained.
- 8. Oversight:** Operations Manager keeps truck & incident logs; monthly review; 3-year record retention; City inspections permitted.

**Prepared for submission to:** City of Syracuse Planning Commission

**Date:** October 2025

# ■ Noise Control Plan Checklist

## For Proposed Facility at 2956–2964 E. Genesee St., Syracuse, NY

(Public Hearing Summary – October 2025)

**Purpose:** To protect nearby homes, Nottingham HS, Jowonio School, and Elmcrest Campus from noise, vibration, and truck disturbances.

### ■ BEFORE ANY APPROVAL

- Baseline Noise Survey – Measure day/night ambient levels at nearby homes & schools (48-hr minimum).
- Noise Impact Model – Predict Leq/Lmax at property lines for trucks & equipment; redesign if >55 dBA day / 45 dBA night.
- Site Plan Update – Show barriers, loading-dock orientation, and school-side buffers.

### ■ ENGINEERING CONTROLS

- Enclose all manufacturing & loading inside sound-insulated walls (STC 45 min).
- Direct loading docks away from schools/residences; use acoustic seals.
- Maintain & replant tree buffer; install solid barrier (8–10 ft) if trees insufficient.
- Use quiet HVAC/compressors with vibration isolation.

### ■ OPERATIONAL RULES

- Operating hours: 8:30 AM – 4:30 PM (M–F only).
- No truck activity during school arrival/dismissal (7:30–8:30 AM & 2:00–3:30 PM).
- No-idling policy: max 2 minutes; post signs & train drivers.
- Use broadband (white-noise) backup alarms.

### ■ MONITORING & REPORTING

- Initial compliance test within 30 days of startup.
- Quarterly checks (Year 1), then semi-annual if compliant.
- Share results with City & schools within 14 days.
- Maintain public complaint log + community liaison contact.

### ■ COMMUNITY PROTECTION

- Post hotline & email for noise complaints; respond <24 hrs.
- Hold semi-annual review meeting with neighborhood + schools.
- Escalating enforcement: warning → fine → permit suspension for repeat exceedances.

### ■ COMMISSION ACTIONS REQUESTED

1. Make completion of this checklist a condition of permit approval.

2. Require performance bond to fund noise-mitigation fixes if standards breached.
3. Schedule annual compliance review open to public comment.

**Goal:** Keep neighborhood sound levels  $\leq 55$  dBA day / 45 dBA night and maintain a quiet, safe learning and living environment for children and residents.



# Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

J.Ryan McMahon, II  
COUNTY EXECUTIVE

Meeting Date: September 03, 2025

OCPB Case # Z-25-269

- 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 Ashoke Bose for the property located at 2956, 2960 & 2964 East Genesee Street; 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 Meadow Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to establish a "Manufacturing, General" land use to construct a 50' X 50' greenhouse-manufacturing facility on 0.372 acres in a Neighborhood Center zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan review application (Z-25-268) and a special permit application (Z-25-269) to establish a "Manufacturing, General" land use to construct a 50' X 50' greenhouse-manufacturing facility on 0.372 acres in a Neighborhood Center zoning district;
- WHEREAS, per aerial imagery, the site consists of three semi-regular shaped vacant lots with limited tree coverage on the rear of the lots; surrounding land uses include multi-unit apartment buildings, the Meadowbrook neighborhood to the south of the property, and commercial uses lining East Genesee Street, including a Dollar General adjacent to the property; and
- WHEREAS, per the site plan review application, dated 7/24/2025, the applicant is seeking to build a 3,750 sf building for manufacturing 10'x10'x15' greenhouses which will be shipped directly to users; per the Site Plan (Sheet A1) the applicant will construct a 50'x50' building on the eastern portion of the combined parcel; a tarvia area with space for the loading of commercial trucks will be installed with an approximately 16' turning radius leading to a 25-foot wide driveway onto East Genesee Street, a City street; the site will contain five parking spaces including one accessible parking space; and
- WHEREAS, per the referral notice, the site has nearby access to City of Syracuse public drinking water service and, per the Environmental Assessment Form (EAF), future development will require new drinking water connections; and
- WHEREAS, the site has nearby access to public sewers and the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the EAF, future development will require new wastewater infrastructure connections; 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://ongov.net/wep/connections.html>; and
- WHEREAS, per EAF Mapper, the site may contain the Northern long-eared bat which has

been listed by the state or federal government as a threatened or endangered species;

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, per EAF Mapper, the site may Northern Long-eared Bat which has been listed by the state or federal government as a threatened or endangered plant species; 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 is located at or near the Edgehill Park, which is listed on, or has been nominated, or is eligible for designation, by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; 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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.



Martin E. Voss, Chairman  
Onondaga County Planning Board

Project: SP-25-20& R-25-34

Date: 3/11/2025

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

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

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

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

Project:	SP-25-20& R-25-34
Date:	3/16/2026

### *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.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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 <hr/> Name of Lead Agency	3/16/2026 <hr/> Date
Steven Kulick <hr/> Print or Type Name of Responsible Officer in Lead Agency	Chairperson <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

**Parcel History**

01/01/1900 - 09/08/2025

Tax Map #: 042.-02-05.0

Owners: GSPDC, SIM-SAC DEV CORP

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
2956 Genesee St E	09/13/66	Project	SP - Gas. Service Station	Withdrawn	SP-66-07   Gasoline service station (Shell Oil). Four parcels involved: 2952, 2956, 2960 & 2964 Genesee St E
2956 Genesee St E	02/07/89	Project	SP - Restaurant	Denied	SP-89-40   Package food restaurant (Pizza Hut). Three lots included: 2956 2960 2964 Genesee St E
2956 Genesee St E	03/20/90	Project	SP - Restaurant	Denied	SP-90-12   Package food restaurant (Pizza Hut). Three lots included: 2956 2960 2964 Genesee St E
2956 Genesee St E	08/07/90	Project	SP - Other	Approved	SP-90-12A   SUPREME COURT ORDERED CPC TO APPROVE SPECIAL PERMIT 7/13/90 COUNCIL DENIED SP PERMIT - COURT UPHELD DECISION 3/18/91
2956 Genesee St E	07/15/25	Project	Resubdivision	On Hold	R-25-34   Resubdivision application to combine three lots, 2956, 2960, and 2964 E Genesee St. into one new lot for future development of a greenhouse manufacturing facility.  Total square footage of new lot: 16,509 SF  May be in flood plain
2956 Genesee St E	07/29/25	Project	SP - Other	Active	SP-25-20   Special Use Permit to establish a land use governed by the "Manufacturing, general" land use type.  The applicant is planning to 50' x 50' building with 3750 gross floor area, including a first floor of 2500 SF, second floor of 1250 SF. The proposed building will be used for manufacturing 10 ft x 10 ft x 15 ft Greenhouses, which will be shipped directly to the end users once finished. The project site will consist of three adjacent lots at 2956, 2960, 2964 E Genesee St through a companion resubdivision application R-25-34

City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
2956 Genesee St E	08/22/25	Project	Minor Site Plan Review	On Hold	MiSPR-25-95   The applicant is planning to 50' x 50' building with 3750 gross floor area, including a first floor of 2500 SF, second floor of 1250 SF. The proposed building will be used for manufacturing 10 ft x 10 ft x 15 ft Greenhouses, which will be shipped directly to the end users once finished. The project site will consist of three adjacent lots at 2956, 2960, 2964 E Genesee St through a companion resubdivision application R-25-34 Companion application: Special Use Permit to establish a land use governed by the "Manufacturing, general" land use type.



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: GSPDC  
From: Haohui Pan, Zoning Planner  
Date: 3/3/2026 2:58:58 PM  
Re: SP - Other SP-25-20  
2956 Genesee St E, Syracuse, 13224

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Planning Commission	Pending	10/20/2025		Hold. The applicant shall discuss with the neighborhood on the project.
Eng. Design & Cons. - Zoning	Conditionally Approved	08/14/2025	Mirza Malkoc	<ul style="list-style-type: none"> <li>• All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications.</li> <li>• This is just a reminder that this Special Use Permit (SP-25-20) approval does not grant the applicant to start building this building. Proper site work and building permits need to be received before any construction commences.</li> <li>• Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review.</li> <li>• Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.</li> <li>• Stormwater Access &amp; Maintenance Agreements shall be submitted for review.</li> <li>• Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties &amp; to the City R.O.W.</li> <li>• The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan &amp; details for review.</li> <li>• Onondaga County Plumbing Control shall review and approve the plans as well.</li> </ul>
Eng. Mapping - Zoning	Approved	08/13/2025	Ray Wills	Work should have no impact on Mapping Division assets in the area.

Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	08/14/2025	Mirza Malkoc	<ul style="list-style-type: none"> <li>• Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf.</li> <li>• Stormwater Access &amp; Maintenance Agreements shall be submitted for review.</li> <li>• Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties &amp; to the City R.O.W.</li> </ul>
Eng Sewers- Zoning	Internal Review Complete	08/14/2025	Mirza Malkoc	<ul style="list-style-type: none"> <li>• The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan &amp; details for review.</li> <li>• Onondaga County Plumbing Control shall review and approve the plans as well.</li> <li>• Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit.</li> <li>• All installation &amp; restoration work to be done to City of Syracuse specifications &amp; details.</li> </ul>
DPW - Transportation Planner	Conditionally Approved	09/25/2025	Neil Milcarek- Burke	<p>9/25/25 Revised plans are acceptable granted the man door at the NW corner of the building is an entrance. If not, an ADA compliant walkway should be striped or otherwise provided through the parking lot to the ADA entrance at the SE corner of the building.</p> <p>7/29/25 No major concern with work as proposed, there are remedies to the site plan required, outlined below:</p> <ul style="list-style-type: none"> <li>- Typical driveway opening for commercial parcels is 24', proposals shows a 25' drop with over 8' of transition. Transition curb should be kept to absolute minimum, and NYSDOT Type 3 opening utilized. If there are design vehicles being used to produce turn diagrams those should be provided with the application for review by the DPW (this does not guarantee approval of excess dimensions.)</li> <li>- The leadwalk to/from the Genesee Street East ROW is to be offset from the drive isle no less than equal to the width of the walk, shown as 4'8" on plans, to accommodate plowing and snow pilings, while avoiding ped/vehicle conflicts from vehicle tracking/etc. The leadwalk should also provide a connection to/from the main entrance that is ADA compliant.</li> <li>- The parking lot and drive isles are to be curbed. The use of wheel stops is not permissible in lieu of curbing, conc. filled bollards centered in nose-in parking stalls may be utilized as a substitute. Post/rail may be considered in other areas.</li> <li>- Stop bar and appropriate signage are to be included in the exiting drive isle, stop bar offset of 3'+ from sidewalk.</li> <li>- Bike parking to be provided in a conspicuous and well-lit area near the main entrance via a securely anchored staple-style rack (no wave racks.)</li> </ul>
Common Council	Pending	07/29/2025		
Zoning Planner	On Hold	10/20/2025	Zhitong Wu	Hold by CPC on 10/20/2025.
Parks - Forestry	Approved	02/20/2026	Jeff Romano	Forestry is in agreeance with the proposed Planting Schedule. I would recommend adjusting planting sites as to not site directly on top of utilities (water / sewer).