



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

<p><i>MiSPR-24-73</i> <i>/MaSPR-25-36</i></p>	<p><i>Staff Report – April 27, 2026</i></p>
<p>Application Type:</p>	<p>Major Site Plan Review (a Minor Site Plan Review application referred by the Zoning Administrator)</p>
<p>Project Address:</p>	<p>4100-06 S Salina St. & Dawes Ave. (Tax Map ID: 072.-11-20.1)</p>
<p>Summary of Proposed Action:</p>	<p>The applicant intends to establish a “Event Center” land use type in tenant space on the first floor of the existing building.</p> <p>“Event Center” land use type is permitted by right under the regulations of the CM Zone District.</p> <p>Site changes include installing in total 8 parking spaces (5 on-site parking spaces and 3 parking spaces in the backyard of abutting property located at 4110 S Salina St.), 2 bike parking spaces, and bollards.</p>
<p>Summary of Changes:</p>	<p>This project was held on 3/16 CPC meeting due to concerns from the Planning Commission on the impact on surrounding neighborhoods caused by the parking demand of the proposed event center business.</p> <p>Pursuant to State Building and Fire Code, the tenant space of the event center can accommodate about 150 people, while the applicant can only provide 8 on-site parking spaces. The 8 on-site parking spaces meet the zoning minimum parking requirement, however, there is a solid concern that the 8 parking spaces cannot meet the parking demand of 150 people and it will cause late night vehicle parking spreading onto surrounding public streets in residential neighborhoods and bring significant impact.</p> <p>After 3/16 CPC meeting, the applicant has provided narrative on business model, parking demand analysis, and has shared ideas of mitigating parking demands:</p> <ul style="list-style-type: none"> - From the narrative on business model: <ul style="list-style-type: none"> o The proposed event space is designed to host a variety of structured, pre-booked private events including: <ul style="list-style-type: none"> ▪ Family celebrations (birthday parties, graduations, baby/bridal showers) ▪ Corporate meetings and team-building events ▪ Community-based gatherings and small organizational functions o The event center itself will not provide or sell alcohol or tobacco. The business owner will require client whoever wants to include alcohol or tobacco in an event to provide: <ul style="list-style-type: none"> ▪ Use of properly licensed and insured vendors ▪ Compliance with all State regulations ▪ Vendor documents prior to event approval - From the provided parking demand analysis: <ul style="list-style-type: none"> o Peek attendance is estimated to range between 50 to 100 guests per event. - From the shared ideas of mitigating parking demands: <ul style="list-style-type: none"> o The existing bottle recycling center on the same property was closed, which can provide approximately 5 additional on-site parking spaces for the event center.

	<ul style="list-style-type: none"> ○ The owner of 4100-06 S Salina St also owns the property at 4413 S Salina St where can provide approximately 10 parking spaces. ○ The applicant intends to achieve an parking agreement with property owner of 4727-39 S Salina St to use his parking area to accommodate 25 vehicle parking. ○ The applicant proposes to work with a third-party transportation provider, Party Bus Transport (W.O.N. Up Ent) to provide shuttle services to customers to reduce the number of individual vehicles coming to the event center. ○ Staff and a designated security team will assist and control traffic flow and event security. <p>In summary, with the additional on- and off-site parking spaces, the applicant proposes providing approximately 48 parking spaces in total, shuttle bus services, and a security team to assist with traffic flow and event security for the event center business.</p> <p>No deliberation on SEQR review has been made.</p>
Owner/Applicant	Lawrence Davis and Marsha Beharie (Owner) Shakeila Brown (Applicant)
Existing Zone District:	Commercial (CM) Zone District
Surrounding Zone Districts:	The neighboring properties to the north, south and east are all in the Commercial (CM) Zone District; the neighboring properties to the west are in the Single Unit Residential (R1) Zone District.
Companion Application(s)	None.
Scope of Work:	<p><u>Exterior work:</u></p> <p>(1) Install 5 parking spaces on the property situated at 4100-06 S Salina St., and 3 parking spaces on the property situated at 4110 S Salina St.</p> <p><u>Interior work:</u></p> <p>(1) Establish a “Event Center” land use type in the tenant space of 4,020 SF on the first floor of the existing building.</p> <p>(2) Building out the tenant space for the event center business including a temporary bar area, a DJ area, and a 12” raised platform stage.</p>
Facts on Project:	<p><u>Existing Conditions</u></p> <ul style="list-style-type: none"> - The subject property was improved by a 2-story commercial building. The subject tenant space was previously occupied by “Rent-A-Center” and has been vacant recently. The property also has an indoor recycling center and a beauty salon in the northern portion of the structure. <p><u>Nonconformities</u></p> <ul style="list-style-type: none"> - The existing canopy attached to the northern building façade encroaches into the Dawes Avenue Right-of-Way with no encroachment permit. No building permit was found for the existing canopy either. <p><u>Dimensional Standards</u></p> <ul style="list-style-type: none"> - The existing lot meets all Dimensional standards of the CM Zone District. - The existing coverage of three current individual lots is 100%, which meets

the maximum allowable coverage of 100%. The proposed total lot coverage remains unchanged.

Use Specific Standards

- There is no specific standard for “Event Center” land use type.

Local Land Use and Residential Compatibility

- The site is Commercial (CM) Zone District, where the “Event Center” land use types is permitted by right. The site is located along South Salina Street, which is a major commercial corridor in the City, is near to existing offices, retail stores and restaurants, and is located right across the street from the Valley Plaza which has various commercial businesses. However, the site is also abutting single residential neighborhood to the west.
- The site abuts a currently vacant residential property to the west. In observation of an existing dense tree line along the western property boundary, the property owner proposes to maintain the existing tree line to mitigate the impact on residential properties.

Off-Street Parking and Loading

- The proposed event center land use type will require minimum 8 vehicle parking spaces and 2 bike parking spaces. Due to the existing layout of the site, the site is only able to provide 5 on-site vehicle parking spaces and 2 bike parking spaces in the western portion of the site.
- The abutting property to the south at 4110 S Salina St is occupied by an office. The office operates on Monday through Friday from 8:30 A.M. to 6:30 P.M. The event center business has successfully obtained a consent letter from the owner of the southern abutting property to allow the event center business to use the backyard of 4110 S Salina St for parking after the office’s business hours. The applicant proposes to install 3 vehicle parking spaces at 4110 S Salina St. The consent letter has been filed with Onondaga County Clerk Office.
- In total 8 vehicle parking spaces and 2 bike parking spaces will be provided, which meets the minimum parking requirement for the event center business.

Landscaping, Buffering, and Screening

- The existing dense landscaping buffer along the western property line will be preserved and maintained by the property owner, which will mitigate visual impacts to the residential property at 117 Dawes Ave.

Site, Building Design, and Exterior Lighting

- Not Applicable. This project does not involve building addition or exterior alteration.

Signage

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

Historic Preservation

	<ul style="list-style-type: none">- This property is not on the City’s Historic Properties list and is not required to be reviewed by the Landmark Preservation Board. <p><u>Additional Information</u></p> <ul style="list-style-type: none">- The operation hours of the proposed event center business are Monday to Friday from 6:30 pm to 1:30 am, and Saturday to Sunday from 4 pm to 1 am.- According to the applicant, the event center business will not provide alcohol or tobacco to the customer.
<p><i>Staff Analysis:</i></p>	<p><u>Major Site Plan Approval Criteria</u></p> <p>Consistency with the General Purpose and Intent of the Ordinance: The proposed event center land use type aligns with the CM Zone District’s intent to allow commercial uses characterized by frequent visits of customers and clients in high volumes. The introduction of event center business will reuse the vacant tenant space on major commercial corridor and</p> <p>Consistency with Dimensional & Design Development Standard of Zoning Ordinance: The project meets all applicable dimensional standards for the CM Zone District, no building expansion or façade alteration is proposed.</p> <p>Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans: The proposed reuse of the tenant space is consistent with the Comprehensive Plan and adopted City policies by supporting reinvestment in vacant properties, promoting small, middle scale business.</p>
<p><i>Staff Recommendation:</i></p>	<p>Staff recommend approving this project.</p>
<p><i>Recommend conditions if approved:</i></p>	<ol style="list-style-type: none">1. The property owner and applicant shall comply with the general conditions for approval on the Site Plan Review application. (See the attached sheet General Conditions for Site Plan Review Approval)2. The proposed business shall not use amplified speakers to project music outside and shall control any speaker volume inside so as not to violate the City of Syracuse’s local noise ordinance located at Chapter 40, Section 40-16 of the Revised General Ordinances for the City of Syracuse.3. The proposed business shall strictly follow the operation hours which are deemed appropriate by the City Planning Commission.4. The owner and applicant must have concrete filled bollards in place (as shown on site plan) at all times to define driveway and prevent errant parking/reversing into the City's ROW.5. The property owner and applicant shall repave the on-site parking area and driveway with asphalt or concrete. The appropriate permit for site works shall be obtained within 3 months, and the pavement work shall be completed within 6 months since the approval date of this zoning application.6. The owner of the event center business shall ensure that all alcohol and tobacco sales and services happened on the premise are performed exclusively by appropriately licensed providers.7. The property owner shall maintain all existing landscaping buffers along the western boundary in good condition. Should any portion of the buffer die or be removed, the owner must replant the area in accordance with the site plan.8. No on-site vehicle parking area shall encroach into the public right-of-way

	<p>without encroachment permit.</p> <p>9. The property owner shall remove the existing shipping containers on the site. Outdoor storage areas shall be located at the rear of the principal structure, and goods or materials shall not be stored in areas intended for vehicular or pedestrian circulation.</p>
Zoning Procedural History:	<ul style="list-style-type: none"> - 7/14/2000 AS-00-22 Sign Waiver for Rent-A-Center Approved - 3/20/2006 SP-06-05 Special Use permit for a restaurant Approved - 3/16/2009 SP-09-01 Special Use Permit for an indoor recycling center Approved - 8/23/2010 SP-09-01M1 Special Use Permit Modification for an indoor recycling center Approved - 12/21/2011 SP-09-01M2 Special Use Permit Modification for an indoor recycling center Approved - 7/17/2013 SP-09-01M3 Special Use Permit Modification for an indoor recycling center Approved - 9/4/2014 AS-00-22M1 Sign Waiver Modification for Rent-A-Center Approved - 10/1/2015 AS-00-22M2 Sign Waiver Modification for Rent-A-Center Approved - 10/9/2025 MiSPR-25-37 Minor Site Plan Review for a beauty salon Approved
Summary of Zoning History:	<p>In 2000, a sign waiver was granted for Rent-A-Center business on the property. In 2006, a restaurant was established via a special use permit on the property and in 2009, a indoor recycling center was established. In the following years, the indoor recycling center’s floor plans and sign plans were modified and the sign waiver for Rent-A-Center was modified. In 2025, a beauty salon was established on the site via a minor site plan review.</p>
Code Enforcement History:	<p>See attached code enforcement history.</p>
Zoning Violations:	<p>The proposed project has no zoning violations.</p>
Property Characteristics:	<p><u>Existing property characteristics</u> The subject property at 4100-06. is a trapezoid shaped parcel with a lot size of 12,084 SF (0.277Acres). The property has two street frontages with 86.24 FT of eastern frontage along South Salina Street and 155 FT of northern frontage along Dawes Avenue. To the west, the property line border 117 Dawes Avenue for 83.34 FT. To the south, the property line borders 4110 South Salina Street for 132.84 FT.</p>
SEQR Determination:	<p>Pursuant to the 6 NYCRR §617.5(c)(18),the proposal is a Type II Action.</p>
Onondaga County Planning Board Referral:	<p>Pursuant to GML §239-1, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.</p>

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

- Minor Site Plan Review Application
- Short Environmental Assessment Form Part 1
- Site layout Plan (Sheet L-1). Prepared by Mosher Architect, P.C.; Dated as shown; Scale: 1”=10’

MiSPR-24-73/MaSPR-25-36

- Proposed Floor Plan (Sheet A-1) Prepared by Mosher Architect, P.C.; Dated as shown; Scale: 1/4"=1'

Attachments:

Minor Site Plan Review Application
Code Enforcement History

IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



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

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, 1st Floor, at 300 South State Street, New York.



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

Jacob R. Dishaw
Zoning Administrator

To: Lawrence Davis
549 W Seneca Tpke.
Syracuse, NY 13207

Zhitong Wu
Director of Zoning

2/4/2026

Meira Hertzberg
Land Use & Zoning
Attorney

Re: Application Completeness for Minor Site Plan Application MiSPR-24-73 at
4100-06 Salina St S & Dawes Ave.

Haohui Pan
Zoning Planner II

Lawrence Davis,

Amber Dillon
Zoning Planner II

On 2/4/2026, Zhitong Wu determined the proposed project MiSPR-24-73 to be complete.

Noah Garcia
Zoning Planner II

The Minor Site Plan Review application will be referred by the Zoning Administrator to the City Planning Commission for review and decision.

Shaquoya Johnson
Zoning Administration
Specialist

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 Zhitong Wu 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 Zhitong Wu 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.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202

Office 315 448 8640 zoning@syr.gov www.syr.gov

ON THIS SITE ONE MINOR SITE PLAN
REVIEW APPLICATION TO ESTABLISH A
EVENT SPACE GOVERNED UNDER "EVENT
CENTER" LAND USE TYPE, IS BEING PROPOSED
THIS MATTER WILL BE DISCUSSED AT A CITY
PLANNING COMMISSION MEETING ON ~~MARCH~~
APRil 27!!
2026, AT 6:00 P.M. IN THE COMMON COUNCIL
CHAMBERS, CITY HALL, SYRACUSE, NEW YORK

Thank you for your detailed feedback and for outlining the additional information needed to move this project forward. I appreciate the opportunity to provide further clarity and address the Commission's concerns.

Business Model & Event Types

The proposed event space is designed to host a variety of structured, pre-booked private events rather than continuous high-volume public traffic. These include:

- Family celebrations (birthday parties, graduations, baby/bridal showers)
- Corporate meetings and team-building events
- Community-based gatherings and small organizational functions

Events will be scheduled in advance, staggered appropriately, and managed to prevent overlap that could create congestion.

Attendance Expectations

While the space may allow up to approximately 150 occupants per fire code, the majority of events are expected to range between 40–100 guests. Larger events will be less frequent and operationally planned with additional oversight.

Parking & Traffic Mitigation Plan

We understand the concern regarding the limited on-site parking (8 spaces) and its potential impact. To proactively address this:

- We are actively coordinating with nearby properties to secure off-site parking agreements for event use.
- We will encourage carpooling, rideshare usage, and group transportation for larger events.
- Event bookings will include clear guest communication outlining parking expectations and nearby options.
- Event timing will be staggered to avoid simultaneous arrivals/departures.
- Staff will be trained to help guide traffic flow and minimize neighborhood disruption.

Our goal is to operate as a low-impact, scheduled-use venue, not a high-turnover or open-admission facility.

Liquor & Tobacco Policy

As discussed, the event center itself will not provide or sell alcohol or tobacco. If a client chooses to include alcohol at a private event, we will require:

- Use of properly licensed and insured vendors
- Compliance with all New York State regulations
- Submission of vendor documentation prior to event approval

Neighborhood Considerations (Noise & Impact)

We are committed to being a responsible neighbor and will:

- Enforce strict event end times
- Manage music and sound levels within acceptable limits
- Provide on-site supervision during all events
- Address any concerns promptly and professionally

Parking Demand Study

We are currently working on a more detailed parking demand analysis and will submit this as requested to further support our operational plan.

We are fully committed to operating this space in a way that is thoughtful, well-managed, and respectful of the surrounding community. I appreciate your guidance throughout this process and look forward to continuing to work together toward a successful outcome.

Please let me know if there are any additional details you would like us to include.

Parking Demand Analysis – Proposed Event Space

The proposed event space anticipates varying attendance levels depending on the type of event. Based on comparable venues and operational expectations, peak attendance is estimated to range between 50–100 guests per event.

On-Site and Nearby Parking Supply

Primary parking will be supported through a combination of on-site accommodations and nearby overflow locations:

- Overflow parking and guest pickup/drop-off will be located at 4413 South Salina Street (under common ownership/authorization), which can accommodate approximately 10 vehicles.
- An additional area previously used as a bottle return facility is no longer in operation and provides approximately 5 additional parking spaces.
- Total auxiliary parking at this location is estimated at 15 vehicles.

Transportation and Parking Demand Mitigation

To reduce the overall parking demand and traffic congestion:

- A third-party transportation provider, Party Bus Transport (W.O.N.Up Ent), will be utilized to shuttle guests to and from the venue. This service is expected to significantly reduce the number of individual vehicles arriving at the site.
- Encouragement of group travel and ride-sharing will further minimize parking demand.

Parking Management Plan

A dedicated parking management team will be present during all events to:

- Direct vehicles to appropriate parking areas
- Prevent illegal or unsafe parking
- Maintain clear access for emergency vehicles
- Coordinate overflow usage efficiently

Traffic Control and Safety Measures

To ensure safe operations in the surrounding area:

- A designated security team will be stationed along Dawes Avenue to assist with traffic flow, pedestrian safety, and overall event security.
- Staff will monitor ingress and egress to minimize congestion before and after events.

Conclusion

Through a combination of off-site parking, active transportation solutions, and on-site management, the proposed event space will adequately accommodate parking demand while minimizing impacts on the surrounding neighborhood.

Good Vibes Entertainment, LLC

4106 S. Salina Street

Syracuse, NY 13205

1. Project Description

This application is submitted by Good Vibes Entertainment, LLC (the “Applicant”) requesting authorization for the temporary and accessory use of an existing off-street parking facility located at:

101 E. Seneca Turnpike, Syracuse, New York

The proposed use consists of event-related parking operations intended to serve patrons attending scheduled events conducted by the Applicant at an off-site location.

2. Zoning & Land Use Compatibility Statement

The proposed use constitutes a low-intensity, accessory parking use within an already improved parking area and does not involve any permanent structural modifications to the site.

The use is consistent with general zoning objectives in that it:

- Utilizes existing infrastructure without expansion
- Supports orderly land use and traffic management
- Minimizes impacts on surrounding properties
- Operates during off-peak business hours

The proposed use is therefore compatible with surrounding commercial uses and does not alter the character of the existing site.

3. Operational Characteristics

The Applicant proposes the following operational controls:

- Parking activity limited to scheduled event dates only
 - Use permitted only after existing on-site businesses have closed
 - Maximum capacity of twenty-five (25) vehicles per event
 - All vehicles to vacate the premises by 12:30 AM
 - No overnight parking permitted
 - Use restricted to designated parking areas nearest public rights-of-way
-

4. Traffic Circulation & Access Management

The site will utilize existing access points along E. Seneca Turnpike.

Traffic management measures include:

- Clearly defined ingress and egress points
- On-site personnel assigned to direct vehicle movement
- Maintenance of unobstructed internal circulation lanes
- Staggered vehicle exit patterns to reduce congestion
- No interference with public roadways or adjacent properties

The proposed operation is not anticipated to generate significant traffic impacts due to its limited scale and controlled scheduling.

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5. Public Safety & Site Management

The Applicant will implement the following safety protocols:

- Continuous on-site supervision during all parking operations
- Maintenance of emergency access lanes at all times
- Prohibition of double parking or unauthorized vehicle placement
- Adequate site visibility and lighting conditions
- Immediate response to any safety or operational concerns

All activities will be conducted in accordance with applicable local codes, ordinances, and public safety requirements.

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6. Community Impact & Mitigation Measures

The Applicant has designed this plan to minimize any potential adverse impacts:

- Operations occur exclusively during non-business hours
- Limited vehicle count reduces intensity of use
- No noise-generating activities associated with parking use
- No disruption to existing tenants or neighboring properties
- Post-event site cleanup and restoration

This controlled approach ensures compatibility with the surrounding area.

7. Environmental & Physical Impact

- No land disturbance or construction is proposed
 - No change in drainage, lighting infrastructure, or site layout
 - No environmental impacts are anticipated
 - The use is temporary and fully reversible
-

8. Legal Authorization

The Applicant has secured a Parking Lot License Agreement with the property owner, authorizing limited, revocable use of the premises.

This agreement does not create a leasehold interest and remains subject to all applicable municipal approvals.

9. Consistency with Municipal Objectives

This proposal advances key municipal planning goals by:

- Promoting off-street parking solutions
 - Reducing neighborhood congestion
 - Enhancing public safety and traffic flow
 - Utilizing existing developed land efficiently
-

10. Conclusion

The Applicant respectfully submits that the proposed use is:

- Limited in scope
- Operationally controlled
- Compatible with surrounding uses
- Consistent with sound planning principles

Accordingly, the Applicant requests approval of this permit and welcomes any conditions or recommendations deemed appropriate by the reviewing authority.

11. Contact Information

Shakeila Brown

CEO, Good Vibes Entertainment

Email:

Phone:

Dear Commissioners,

I am writing to present documented community support for the proposed event center in Syracuse, particularly on the South Side. Below is a list of community members who publicly expressed support through comments, along with brief excerpts of their statements.

1. @hasahnbloodworth8160: “Use your heads and at least allow her the opportunity.”
2. @GreatneszP: “The community should come together—better late than never.”
3. @toneysia13: “An event center would be great for the youth.”
4. @kahlilwilliams6908: “Love the idea—we need it.”
5. @MontanaMalone: “She is a hard worker and deserves this opportunity.”
6. @TattedByE: “This would be perfect for the city.”
7. @TinaRogers: “Kids need more spaces like this.”
8. @JayyWorld: “The youth need something positive to do.”
9. @CuseSupporter: “This is exactly what the South Side needs.”
10. @RealTalk315: “Support the youth before it’s too late.”
11. @CityVoice: “Stop overlooking this community.”
12. @UpstateStrong: “This project would help so many kids.”
13. @FamilyFirst: “We need more opportunities for our children.”
14. @SouthSideNative: “The South Side has been ignored too long.”
15. @UnityNow: “The community should stand behind this.”
16. @SupportLocal: “Give her a chance—this can work.”
17. @NextGenLeaders: “Invest in youth spaces like this.”

18. @Hope4Cuse: “This could change lives.”
19. @StrongerTogether: “We need unity and support.”
20. @PositiveMoves: “Great idea for the neighborhood.”
21. @CommunityVoice: “This is a needed resource.”
22. @FutureBuilders: “Help keep kids off the streets.”
23. @LocalAdvocate: “This will benefit families.”
24. @YouthMatters: “Kids need safe environments.”
25. @ChangeNow: “This is long overdue.”
26. @CuseResident: “Support this initiative.”
27. @NeighborhoodPride: “Bring something positive here.”
28. @BetterDays: “Opportunities like this matter.”
29. @CitySupport: “This is a smart investment.”
30. @VoicesHeard: “Listen to the community.”
31. @Progress315: “This is forward movement.”
32. @OpportunityNow: “Give the youth a chance.”
33. @SafeSpaces: “We need places like this.”
34. @LocalImpact: “This will help reduce problems.”
35. @TogetherWeCan: “Support this vision.”
36. @CommunityFirst: “Put the community first.”
37. @GrowthMindset: “This can build futures.”
38. @NextStep: “This is a step in the right direction.”
39. @RealChange: “This can make a difference.”
40. @UrbanHope: “Bring hope to the neighborhood.”
41. @CuseUnity: “Let’s come together.”
42. @YouthSupporter: “Kids need guidance and space.”
43. @CityFuture: “Invest in our future.”
44. @PublicVoice: “We support this project.”

45. @NeighborhoodVoice: “We want this here.”
46. @SupportTheYouth: “Give kids better options.”
47. @CommunityGrowth: “This helps everyone.”
48. @PositiveChange: “Make this happen.”
49. @LocalSupporter: “Strongly support this idea.”
50. @SouthSideSupport: “This is needed now.”

These comments reflect a clear pattern of community support for the proposed event center. Many supporters specifically highlight the need for youth opportunities, safe spaces, and investment in underserved neighborhoods.

We respectfully ask that you take this demonstrated public support into consideration when reviewing this proposal.

Sincerely,

Shakeila brown

CEO of good vibes ent



For Office Use Only	
Zone District:	_____
Application Number:	_____ - _____ - _____
Date:	_____

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

Site Plan Review Application

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

General Project Information

Business/project name: Good Vibes	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 4100-06 S. Salina St.	
Tax Map ID#: 072-11-20.1	Lot size (sq. ft.): Indoor, recreation 11880
Current use of property: Retail, general	Proposed: Entertainment
Current number of dwelling units (if applicable): 0	Proposed: 0
Current number of affordable dwelling units (if applicable): 0	Proposed:
Current onsite parking (if applicable): 0	Proposed: 0
Zone District (base and any overlay) of property: CM - Commercial	
Companion zoning applications (if applicable, list any related zoning applications): N/A.	
Type of Site Plan: <input type="checkbox"/> Major <input type="checkbox"/> Minor	
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes	
Detailed description of the project (required): Event Center.	



Site Plan Review Application

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

Owner/Owner's Agent Certification

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

Print owner's name: LAWRENCE DAVIS

Signature: [Handwritten Signature]

Date: 8/22/24

Print authorized agent's name: DAVID E. MOSHER

Date: 10-10-2025

Signature: [Handwritten Signature] MOSHER ARCHITECTS, P.C.

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- Application - filled out completely, dated, and signed by property owner as instructed
State Environmental Quality Review Act (SEQR) - Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
Photographs (Color) of the Project Site - keyed to a property survey or site plan
Photographs (Color) of the Streetscape - including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
Application Fee - \$0

Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, separate site plan review applications must be submitted for each project site. Hard copies of plans may be submitted in person. All plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below:

- 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:

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: <i>Good Vibes</i>			
Project Location (describe, and attach a location map): <i>4100 S. Salina St. Syracuse. ny</i>			
Brief Description of Proposed Action: <i>Event Center</i>			
Name of Applicant or Sponsor: <i>Ian Nembhard.</i>			
Address: <i>4100 S. Salina St.</i>			
City/PO: <i>Syracuse</i>	State: <i>ny.</i>	Zip Code:	
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 checked="" 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 checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="text-align: right; margin-bottom: 5px;"><i>11880^{SF}</i> acres</div> <div style="text-align: right; margin-bottom: 5px;"><i>0</i> acres</div> <div style="text-align: right;"><i>11880^{SF}</i> acres</div>	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 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	
	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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:

NO	YES
<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?
If Yes, describe:

NO	YES
<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?
If Yes, describe:

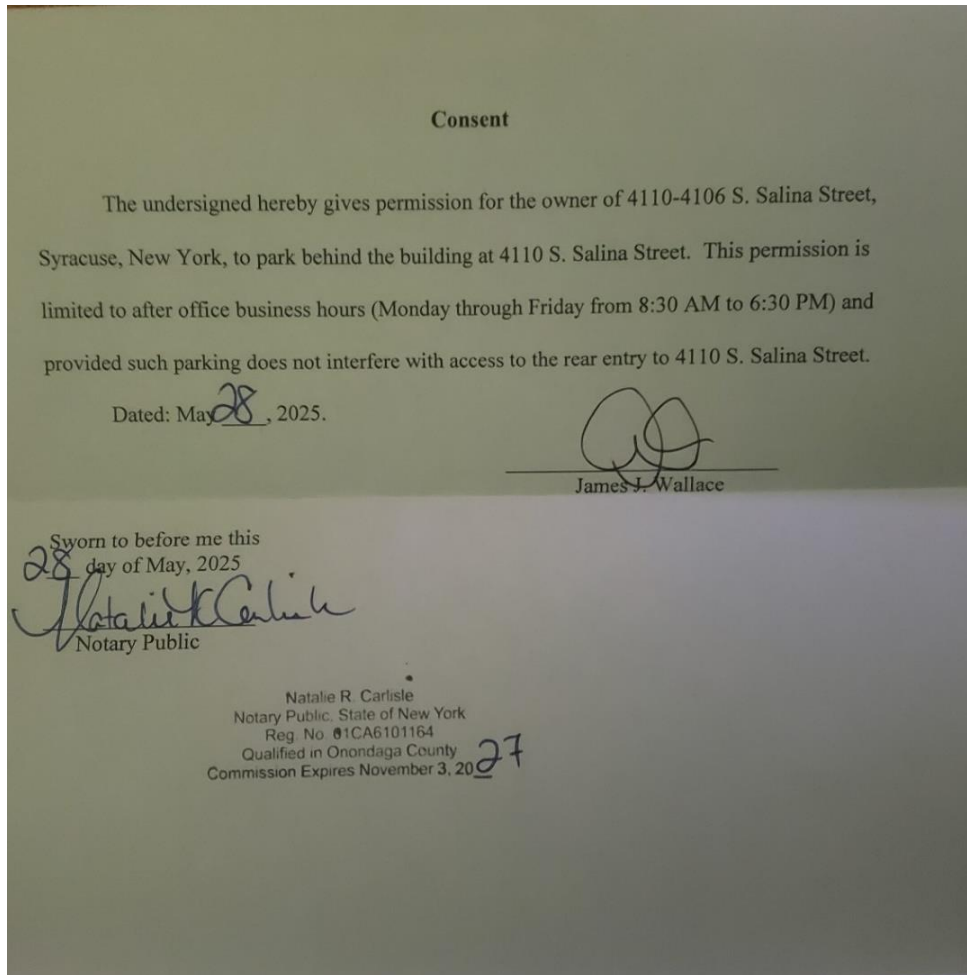
NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: LAWRENCE DAVIS Date: 8/22/24

Signature: [Signature] Title: OWNER

Notarized Consent Letter from the Property Owner of 4110 S Salina St.
This letter has been filed with Onondaga County Clerk Office.



Project: MiSPR-24-73/MaSPR-25-36

Date: 3/13/2026

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 City Planning Commission	4/27/2026
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)

City of Syracuse

Parcel History

01/01/1900 - 03/11/2026

Tax Map #: 072.-11-20.1

Owners: Lawrence Davis, Marsha Beharie

Zoning: CM

Address	Date	Transaction	Transaction Type	Status	Description
4100-06 Salina St S & Dawes Ave	12/07/11	Completed Complaint	Sewer Back Up	Completed	2011-00642 sewer b/u
4100-06 Salina St S & Dawes Ave	11/26/12	Permit Application	Electric	Issued	09308 SMARTWATT LIGHTING UPGRADE
4100-06 Salina St S & Dawes Ave	11/27/12	Inspection	Inspector Notification	Pass	
4100-06 Salina St S & Dawes Ave	02/12/13	Inspection	Final Inspection	Pass	
4100-06 Salina St S & Dawes Ave	02/13/13	Completed Permit	Electric	Certificate Issued	09308 SMARTWATT LIGHTING UPGRADE Certificate of Completion #09308
4100-06 Salina St S & Dawes Ave	10/30/14	Permit Application	Sign	Issued	17405 lighted cabinet sign
4100-06 Salina St S & Dawes Ave	11/04/14	Inspection	Inspector Notification	Pass	
4100-06 Salina St S & Dawes Ave	11/07/14	Inspection	Final Inspection	Pass	
4100-06 Salina St S & Dawes Ave	12/04/14	Permit Application	Electric	Issued	17819 Electrical
4100-06 Salina St S & Dawes Ave	12/05/14	Inspection	Inspector Notification	Pass	
4100-06 Salina St S & Dawes Ave	12/23/14	Inspection	Progress Inspection	In Progress	
4100-06 Salina St S & Dawes Ave	01/12/15	Inspection	Progress Inspection	In Progress	
4100-06 Salina St S & Dawes Ave	02/06/15	Inspection	Progress Inspection	In Progress	
4100-06 Salina St S & Dawes Ave	02/10/15	Completed Complaint	Cert of Use - Food Store	Admin-Closed	CU2014-0271 P.P.S. - No longer in Business
4100-06 Salina St S & Dawes Ave	03/12/15	Completed Permit	Sign	Certificate Issued	17405 lighted cabinet sign Certificate of Completion #17405
4100-06 Salina St S & Dawes Ave	03/26/15	Inspection	Progress Inspection	Pass	
4100-06 Salina St S & Dawes Ave	03/26/15	Completed Permit	Electric	Certificate Issued	17819 Electrical Certificate of Completion #17819
4100-06 Salina St S & Dawes Ave	10/28/15	Permit Application	Com. Reno/Rem/Chg Occ	Issued	21466 awning/sign
4100-06 Salina St S & Dawes Ave	11/02/15	Inspection	Inspector Notification	Pass	
4100-06 Salina St S & Dawes Ave	11/06/15	Inspection	Site Plan Inspection	Pass	
4100-06 Salina St S & Dawes Ave	11/06/15	Inspection	Final Inspection	Pass	
4100-06 Salina St S & Dawes Ave	11/06/15	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	21466 awning/sign Certificate of Completion #21466
4100-06 Salina St S & Dawes Ave	11/10/15	Permit Application	Sign	Application Expired	21724
4100-06 Salina St S & Dawes Ave	07/27/19	Completed Complaint	Sewer Back Up	Completed	2019-20877 bu

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4100-06 Salina St S & Dawes Ave	09/17/20	Permit Application	Electric	Issued	42599 Electric
4100-06 Salina St S & Dawes Ave	09/18/20	Inspection	Inspector Notification	In Progress	
4100-06 Salina St S & Dawes Ave	09/21/20	Inspection	Service Inspection	In Progress	
4100-06 Salina St S & Dawes Ave	09/22/20	Inspection	Service Inspection	In Progress	
4100-06 Salina St S & Dawes Ave	10/14/20	Inspection	Service Inspection	Pass	
4100-06 Salina St S & Dawes Ave	10/14/20	Completed Permit	Electric	Certificate Issued	42599 Electric Certificate of Completion #42599
4100-06 Salina St S & Dawes Ave	12/12/22	Completed Complaint	Property Maintenance-Ext	Completed	2022-10487 roof debri in yard from roof job-td
4100-06 Salina St S & Dawes Ave	12/12/22	Inspection	Complaint Inspection	Pass	
4100-06 Salina St S & Dawes Ave	06/21/24	Complaint	Cert of Use - Bar	Certificate: Denied	CU2024-0137 No C of U needed - only catering and temp liquor license allowed, no food or drink prep allowed on site - will obtain entertainment license
4100-06 Salina St S & Dawes Ave	06/21/24	Inspection	Complaint Inspection	Fail	
4100-06 Salina St S & Dawes Ave	06/21/24	Violation	SPCC - C of U - Sec 27-164 (A)	Open	
4100-06 Salina St S & Dawes Ave	06/21/24	Violation	SPCC - C of U - Sec. 27-164 (B)	Open	
4100-06 Salina St S & Dawes Ave	06/21/24	Violation	SPCC - C of U - Sec. 27-164 (C)	Open	
4100-06 Salina St S & Dawes Ave	06/21/24	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Open	
4100-06 Salina St S & Dawes Ave	06/21/24	Violation	2020 PMCNYS - Section 107.1.4 - Unlawful Structures	Open	
4100-06 Salina St S & Dawes Ave	09/26/24	Inspection	Complaint Inspection	Fail	
4100-06 Salina St S & Dawes Ave	09/26/24	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
4100-06 Salina St S & Dawes Ave	10/03/24	Inspection	Complaint Re-Inspection	No Progress	
4100-06 Salina St S & Dawes Ave	10/04/24	Project	Minor Site Plan Review	In Review - Revised	MiSPR-24-73 convert land use type from general retail to indoor recreation and entertainment

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4100-06 Salina St S & Dawes Ave	10/10/24	Completed Complaint	Property Maintenance-Ext	Completed	2024-07468 T&D; Illegal Dumping of Construction Materials. (May be in Back/Parking Lot). People Also may be residing there in a Van.
4100-06 Salina St S & Dawes Ave	10/10/24	Inspection	Complaint Re-Inspection	Pass	
4100-06 Salina St S & Dawes Ave	11/08/24	Permit Application	Com. Reno/Rem/Chg Occ	Holding For	53081 ****HOLD REVIEW PER JAKE DISHAW**** See attached letter from 12.19.2024. A special use permit is required before any Building Permit can be issued. Minor Site Plan was also revoked. A new or re-instated MiSPR is required before this permit can be issued. See attached letters. chg of occ
4100-06 Salina St S & Dawes Ave	11/18/24	Inspection	Tickle Date (Follow Up)	N/A	
4100-06 Salina St S & Dawes Ave	11/22/24	Complaint	Building W/O Permit	Open	2024-08491 Building without a permit
4100-06 Salina St S & Dawes Ave	11/22/24	Violation	Section 105.2 Building Permits	Open	
4100-06 Salina St S & Dawes Ave	12/19/24	Inspection	Complaint Re-Inspection	In Progress	
4100-06 Salina St S & Dawes Ave	12/26/24	Inspection	Tickle Date (Follow Up)	In Progress	
4100-06 Salina St S & Dawes Ave	01/22/25	Inspection	Complaint Re-Inspection	In Progress	
4100-06 Salina St S & Dawes Ave	02/12/25	Inspection	Tickle Date (Follow Up)	N/A	
4100-06 Salina St S & Dawes Ave	03/03/25	Project	Minor Site Plan Review	Approved	MiSPR-25-37 Establish a business governed by "Personal services, general" land use type for a salon.
4100-06 Salina St S & Dawes Ave	03/07/25	Project	SP - Indoor Amuse./Recr.	Closed	SP-25-13 Establish a business governed by "Entertainment and Recreation, indoor" land use type with amplified music and live entertainment located within 300 feet from a residential district.
4100-06 Salina St S & Dawes Ave	04/25/25	Inspection	Tickle Date (Follow Up)	Fail	
4100-06 Salina St S & Dawes Ave	04/25/25	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
4100-06 Salina St S & Dawes Ave	05/02/25	Inspection	Tickle Date (Follow Up)	No Progress	
4100-06 Salina St S & Dawes Ave	05/09/25	Inspection	Tickle Date (Follow Up)	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4100-06 Salina St S & Dawes Ave	05/12/25	Completed Complaint	Property Maintenance-Ext	Completed	2025-02768
4100-06 Salina St S & Dawes Ave	09/15/25	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
4100-06 Salina St S & Dawes Ave	09/16/25	Inspection	Complaint Inspection	Fail	
4100-06 Salina St S & Dawes Ave	09/23/25	Inspection	Complaint Inspection	No Progress	
4100-06 Salina St S & Dawes Ave	09/30/25	Completed Complaint	Property Maintenance-Ext	Completed	2025-08209 T&D in the Alleyway/Rear of property, tires, furniture, etc.
4100-06 Salina St S & Dawes Ave	09/30/25	Inspection	Complaint Inspection	Pass	
4100-06 Salina St S & Dawes Ave	10/10/25	Project	Major Site Plan Review	In Review	MaSPR-25-36 See MiSPR-24-73. Elevated by Zoning Administrator to CPC for review and decision.
4100-06 Salina St S & Dawes Ave	11/18/25	Complaint	Property Maintenance-Ext	Referred to BAA	2025-09408
4100-06 Salina St S & Dawes Ave	11/18/25	Inspection	Tickle Date (Follow Up)	Fail	
4100-06 Salina St S & Dawes Ave	11/18/25	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Open	
4100-06 Salina St S & Dawes Ave	11/18/25	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Open	
4100-06 Salina St S & Dawes Ave	11/18/25	Violation	SZO - Section 3. 4D(8)(b) Outdoor Storage Accessory: Location	Closed	
4100-06 Salina St S & Dawes Ave	12/03/25	Inspection	Tickle Date (Follow Up)	No Progress	
4100-06 Salina St S & Dawes Ave	01/07/26	Inspection	Tickle Date (Follow Up)	No Progress	
4100-06 Salina St S & Dawes Ave	01/14/26	Complaint	Property Maintenance-Int	Open	2026-00219 Illegal Hair Salon & Barbershop Opened without a Business License.
4100-06 Salina St S & Dawes Ave	01/22/26	Inspection	Tickle Date (Follow Up)	No Progress	
4100-06 Salina St S & Dawes Ave	01/23/26	Inspection	Complaint Inspection	<None>	
4100-06 Salina St S & Dawes Ave	02/06/26	Inspection	Tickle Date (Follow Up)	No Progress	
4100-06 Salina St S & Dawes Ave	02/23/26	Inspection	Tickle Date (Follow Up)	No Progress	
4100-06 Salina St S & Dawes Ave	03/02/26	Inspection	BAA - 1st Ticket Plea	<None>	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4100-06 Salina St S & Dawes Ave	03/09/26	Inspection	Tickle Date (Follow Up)	<None>	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

MiSPR-24-73/MaSPR-25-36

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Zhitong Wu	No concerns
DPW - Transportation Planner	Conditionally Approved	Kevan Busa	2.4.2026 Applicant must have concrete filled bollards in place (as shown on updated site plan) at all times to define driveway and prevent errant parking/reversing into the City's ROW. 10.28.25 - Parking stalls may not be designed to require backing out over the sidewalk and into Dawes Ave travel lanes. Any necessary turning movements must be accommodated on site. - Parking area to be curbed or utilize robust fixed vertical objects (conc. filled bollard/chain, etc.) to prevent errant parking.
Planning Commission	pending		