



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

<u>MaSPR-2026-20</u>	<u>Staff Report – August 31, 2026</u>
<u>Application Type:</u>	Major Site Plan Review
<u>Project Address:</u>	2156 E Erie Blvd. (Tax Map ID: 036.-03-06.0)
<u>Summary of Proposed Action:</u>	The applicant intends to establish all existing commercial tenants in the building for following land use types: (1) “Business Service and Supply”: <i>Creative Roots</i> – photography, video making for businesses. (2) “Automobile Repair, Heavy ” land use type on the eastern side of the commercial building, (3) “Retail General 1,000 Sq ft – 15,000 sqft”: <i>Shooters Haven</i> – professional firearms training in a classroom, no shooting range included. Certified firearm transfer service. The building has already housed an existing motorcycle sales and repair business that was originally established with the construction of the building in 1941. (per City’s permit record). “Business Service and Supply”, “Retail, General” land use types are permitted by right under the regulations of the MX-2 Zone District. The “Automobile Repair, Heavy” business <i>A/R Custom and Collision</i> has occupied the structure since 2022, prior to the adoption of the current Zoning Ordinance. However, the proposed land use is not permitted under the current Zone district. The applicant applied for a Use Variance, and the Board of Zoning Appeals approved the proposal on 4/23/2026. Site changes include reconfiguring 14 on-site off-street parking spaces and 6 off-site shared parking spaces, and providing new landscaping and screening improvements. Total site area: 1.47 Acres / 64,033 SF
<u>Owner/Applicant</u>	Marla Cohen (Owner) Ryan Cohen (Applicant & Representative)
<u>Existing Zone District:</u>	Neighborhood Center District (MX-2) Zone District
<u>Surrounding Zone Districts:</u>	The neighboring properties to the north, east are Commercial (CM) Zone district; to the south, are High Density Residential (R5) Zone district; to the west are the (MX-2) Zone District.
<u>Companion Application(s)</u>	V-2026-07 Use Variance, seek relief for existing impermissible “Automobile repair, Heavy” land use type. Approved on 4/23/2026.

<i>Scope of Work:</i>	<u>Exterior work:</u> (1) Installing six (6) on-site bicycle racks (2) Reconfiguring parking and driveway by striping 14 on-site parking spaces (including 3 ADA spaces) and 6 off-site shared parking spaces at the adjacent property at 2144 E Erie Evld. (3) Planting grass, shrubs and trees along the front setbacks to provide a natural buffer from the building to the public sidewalk. (4) Installing a new sidewalk connecting to public sidewalk while removing the gravel & illegal parking area within the front setbacks. (5) Constructing a new dumpster with screening on side setbacks <u>Interior work:</u> (1) Remodeling the building previously used for motorcycles entirely to house four separate commercial spaces. - “Business Service and Supply” in the northeastern tenant space - “Heavy Auto Repair” in the northwestern tenant space - “Retail, General 1,000 – 15,000 sqft” in the eastern space - The existing Motorcycle sales and repair will remain in the south-central tenant space
<i>Facts on Project:</i>	<u>Existing Conditions</u> - The 1-story building is currently occupied by multiple tenants which do not have Zoning approvals. <u>Nonconformities</u> - No nonconformities exist on this site, see “Additional Standards, Building Placement, and Transparency” <u>Dimensional Standards</u> - The existing lot meets all Dimensional standards of the MX-2 Zone District. - The proposed total lot coverage (building + parking surface+ other non-natural surface) only occupies 33% of the lot, while the remaining rear of the parcel will be kept as undeveloped natural surface, where a maximum of 85 percent is allowed. - The existing setbacks conform to the minimum requirements in MX-2 Zone District. <u>Use Specific Standards</u> - <u>N/A</u> <u>Local Land Use and Residential Compatibility</u> - The site is within the Neighborhood Center (MX-2), where the commercial use types including “Business Service and Supply”, “Retail, General” are permitted by right, which diversifies the land uses at the Erie Blvd block between Bruce St and Beattie St where currently contains a vacant office building, vehicle repair business. (with Use Variance approval while “Automobile Repair, Heavy” is not permitted per SZO) To the west of E Erie Blvd., the current land uses include small-scale auto-related businesses and multiple vacant buildings. To the east is vacant, undeveloped

commercial land. The proposed uses are compatible with surrounding commercial neighborhoods.

Off-Street Parking and Loading

- The proposal for 20 parking spaces meets the minimum parking requirements of the proposed businesses. Several parking reductions apply: 30% reduction for proximity to a nearby bus stop, 15% reduction for additional bicycle parking provided; after reductions 20 spaces are required
- While the 6 off-site shared parking spaces will be located on the adjacent parcel at 2144 E Erie Blvd and the applicant also owns it, the applicant does not intend to combine the two parcels as a consolidated parcel; Instead, the applicant possesses an access and parking agreement to allow any customers to use the shared parking. The applicant wants to keep 2144 E Erie Blvd as available commercial land for future sales, and understands that they will be required to provide extra on-site parking to offset the potential loss of 6 parking spots.
- The proposed parking lot design will provide a new vehicle circulation path, striped parking spaces, and will eliminate the illegal front setback parking, provide better direction for vehicle inflow and outflow.

Landscaping, Buffering, and Screening

- The proposed green space with a combination of existing and new trees and grass will provide buffering and landscaping within the property's front setback. The neighboring parcels are either vacant commercial or occupied by similar commercial purposes. There are no residential uses on the same block, as the character of E Erie Blvd. is primarily commercial in nature.

Site, Building Design, and Exterior Lighting

- The current front setback is not pedestrian-friendly as vehicles can easily and illegally park within the front setback on non-permitted parking surface materials.
- The renovation and the green space in the front setback will support the goals of MX-2 Zone District for a pedestrian-friendly environment and safe parking location.

Signage

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

Historic Preservation

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

Additional Standards, Building Placement, and Transparency

- The existing 1-story building does not meet the minimum 2-story building height requirement of the MX-2 Zone District. However, due to the property's specific location along the E Erie Blvd corridor, pursuant to SZO, Art.2, Sec.2.8B, the building is exempt from building up to 2 stories when undergoing any type of renovation, with or without addition.

Staff Analysis:	<u>Major Site Plan Approval Criteria</u> Consistency with the General Purpose and Intent of the Ordinance: The proposed commercial land uses align with the MX-2 District’s intent to encourage various commercial uses in commercial corridors. The introduction of retail, office, and auto-related uses diversifies the corridor’s land use mix and replaces deteriorated, long vacant structures with active storefronts and safer vehicle circulation. Consistency with Dimensional & Design Development Standard of Zoning Ordinance: The project meets all applicable dimensional standards for the MX-2 District and introduces sidewalk access, bicycle parking, landscaping, and improved vehicle circulation. Lot coverage is only 33% . Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans: The proposed restoration and conversion of the building is consistent with the Comprehensive Plan and adopted City policies by supporting reinvestment in vacant properties, promoting small, middle scale business
Staff Recommendation:	Staff recommend approving this project.
Recommend conditions if approved:	1. The applicant shall comply with the general conditions for approval on the Site Plan application. (See the attached sheet General Conditions for Site Plan Approval) 2. Curbing and landscaping within the front setback shall be installed to prevent vehicles from entering or parking within the public sidewalk area. 3. The existing legal nonconforming motorcycle sales and repair use shall be limited to its currently established tenant space and shall not be expanded into any additional tenant spaces or areas of the property. 4. The applicant shall maintain a valid access and parking agreement for the approved off-site parking spaces located at 2144 E. Erie Boulevard. If the off-site parking arrangement is terminated or the parcel becomes unavailable for parking, the applicant shall submit a revised site plan for 2156 E Erie Boulevard demonstrating compliance with the applicable parking requirements for all established land uses prior to the loss of the approved off-site parking spaces. 5. The applicant shall continue to coordinate with the Department of Public Works and incorporate all required revisions, as identified in the attached comments, into the site plan prior to applying for a Site Work Permit.
Zoning Procedural History:	V-2026-7 Use Variance, Heavy Auto Repair Business, approved by Board of Zoning Appeal. Approved 4/23/2026
Summary of Zoning History:	The last legally established land use of the subject property was an “Automobile Dealer.” The original structure was constructed in 1941 for Antonio Mondo, consisting of an office, loading dock, and garage space operated by Keeshin Motor Express, Inc. The site transitioned to Fred’s Motor Sports following the closure of Keeshin Motor Express in the 1960s. The current owner acquired the building in 2019.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The Major Site Plan is subject to resolving the ongoing violation #2025-01094 for legalizing all existing commercial uses in proper land use approval.
Summary of Changes:	This is not a continued application.

<i>Property Characteristics:</i>	<u>Existing property characteristics</u> The subject property at 2156 E Erie Blvd is an irregularly shaped parcel with a lot size of 5,586 SF (0.128 acres). The property has one street frontage with 192.84 FT of northern frontage along E Erie Blvd. To the west, the property line borders 2144-46 E Erie Blvd. for 361.71 FT. To the east, the property line borders 2176 E Erie Blvd for 362 FT.; To the south, the property line borders 2144-46 E Erie Blvd for 167.7 The parcel is currently occupied by one -story building occupied by multiple commercial tenants.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action. BZA finished SEQR and issued a negative declaration on 4/23/2026
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board on 8/26/2026 with comments in no position. (See OCPB resolution) 1. The Board commends the applicant and City for proposed improvements to the site. 2. The applicant and City are advised to ensure that formalized access agreements or easements are in place and legally filed to ensure legal access and use of the adjacent parcel for parking and access

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

- Major Site Plan Review Application
- Short Environmental Assessment Form Part 1
- Property Survey on Part of Lot# 49 – Former Town of Dewitt. Known as No.2156 Erie Boulevard East, City of Syracuse, County of Onondaga, Syracuse, State of New York; Licensed Land Surveyor: Michael J McCully BLEW Inc.; Dated 04/09/2025; Scale: 1”=40’
- Floor Plan: Multi-Tenant Building Floor Plan-2156 Erie Blvd, Syracuse NY ; Drawn by : Keplinger Freeman Associates, Landscape Architecture; 12/12/2025 Scale: 1” = 10’
- Site Plan (L1.0-2.0) : Multi-Tenant Building Floor Plan-2156 Erie Blvd, Syracuse NY ; Drawn by : Keplinger Freeman Associates, Landscape Architecture; 7/20/2026 Scale: A noted

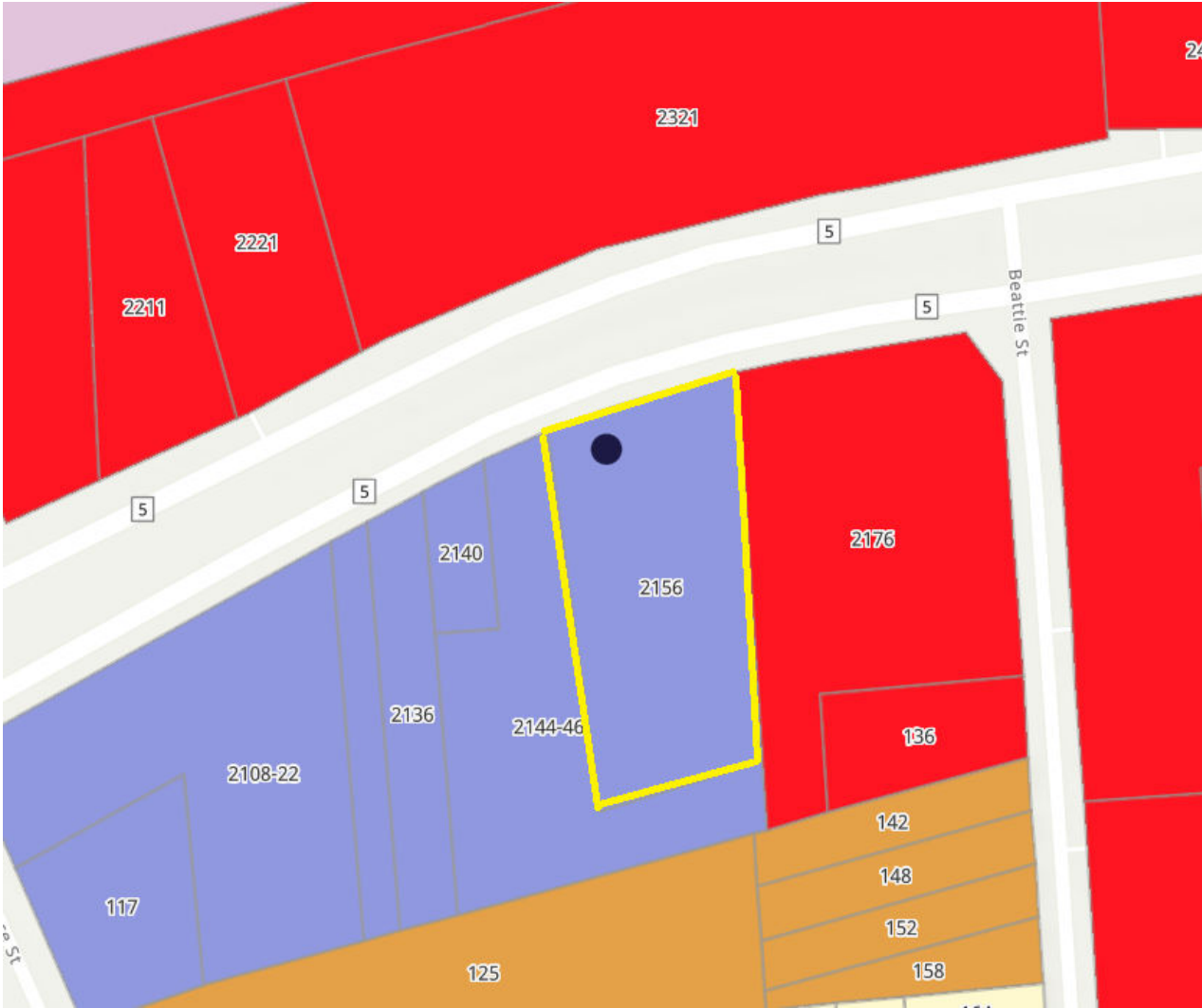
Attachments:

Major Site Plan Review Application
Code Enforcement History

OCPB Comments
Camino 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: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

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LESIA CRISTIANA
MOR. ETERNO

ON THIS SITE, APPLICATION MASPR-2026-20 IS A
MAJOR SITE PLAN REVIEW TO ESTABLISH ALL EXISTING
COMMERCIAL TENANTS INCLUDING LAND USE TYPES
(AUTOMOBILE REPAIR, HEAVY RETAIL, GENERAL 1,000-
15,000 SQ. FT., BUSINESS SERVICES AND SUPPLY) AT
2156 ERIE BLVD. IS OWNED BY MARLA COHEN AND
IS LOCATED IN THE NEIGHBORHOOD CENTER (MX-2)
ZONE DISTRICT. THIS MATTER WILL BE DISCUSSED
AT A CITY PLANNING COMMISSION MEETING ON
AUGUST 31ST 2026 AT 6:00 PM. IN THE COMMON
COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW YORK.



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Noah Garcia
Director of Zoning

Haohui Pan
Assistant Director of
Zoning

Conor Rourke
Land Use & Zoning
Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Zoning Administrative
Specialist

Marla Cohen
5201 Hoag Lane
Fayetteville, NY 13066
8/10/2026

Re: Application Completeness for City Planning Commission for 2156 Eire Blvd

Dear Marla Cohen

On 8/10/2026, Nate Pan determined the proposed project MaSPR-2026-20 at 2156 Eire Blvd to be **complete**

The proposed project will be sent to all involved agencies for review.

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

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed document must be submitted to 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 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.

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

Your Submission Details

Submission Number:

MaSPR-2026-20

Status:

Staff Review

Message:

Applicant Name:

Ryan Cohen

Applicant Email:

Primary Location:

2156 ERIE BLVD E, 13224

Primary APN:

036.-03-06.0

Submission Type:

Zoning Applications > Site Plan Review > Major Site Plan Review

Last Updated:

August 14, 2026

Submission URL:

<https://app.oncamino.com/syracuse/ny/dashboard/submissions/753102/guide>

Contact the agency for more help



(315) 448-8600



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



300 South State St.,
Syracuse

① Getting Started

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

Step is Completed By: Applicant



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

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

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

City of Syracuse, Central Permit Office

One Park Place

300 South State St.

Syracuse, NY 13202

② Apply for a Permit

☒ Pre-Application Conference is Required for Major Site Plan Review

Group: Zoning

Step is Completed By: Applicant

Based on your responses, this project is considered a Major Site Plan Review. A Pre-Application Conference is required for this. This meeting is an opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development. Please contact 315-448-8640 to schedule.

Questions and Answers

1 Are you the property owner?

Yes

No

Data Fields

General Project Information

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

Proposal involves no change on Accessory Land Use Type

2 Proposed Number of Dwelling Units (if applicable)

3 Current Number of Dwelling Units (if applicable)

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

Proposal involves no change proposed on current Primary Land Use Type

5 Will this project include site changes?

No

6 Will this project include exterior alterations?

No

7 Will this project include new construction?

No

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

No

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

10 Proposed Onsite Parking

40

11 Current Onsite Parking

40

12 Proposed Hours of Operation

8-5 M-F

13 Current Hours of Operation

8-5 M-F

14 Proposed Use of the Property

15 Current Use of the Property

commercial

16 Lot Size (sq ft)

17 Business/Project Name

2156 Erie Blvd.

Project Details

1 Description of Work

Changing from a single tenant to multi tenant building



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

Owner/Owner's Agent Certification

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

Print owner's name: Marla Cohen

Signature: *Marla Cohen*

Date: 04/27/2026

Mailing address: 5201 hoag lanefayetteville ny 13066

Phone:

Email:

Print applicant's name: Marla Cohen

Signature: *Marla Cohen*

Date: 04/27/2026

Mailing address: 5201 hoag lane fayetteville ny 13066

Phone:

Email:

Print authorized representative's name (if applicable):

Signature:

Date: 04/27/2026

Mailing address:

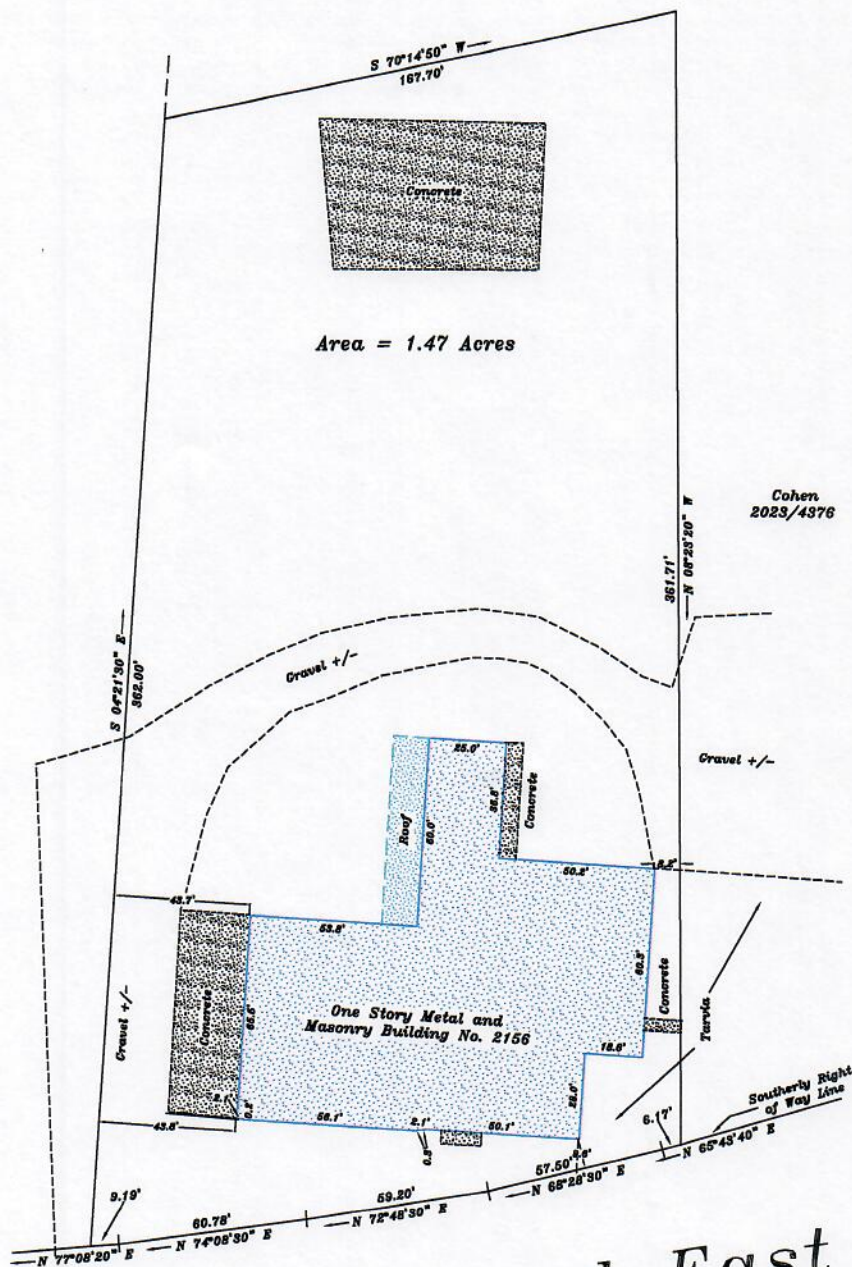
Phone:

Email:

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

PLEASE NOTE:

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



Erie Boulevard East

Date of Fieldwork: 04-07-25

Tax Id#: 36-3-6

Deed: 2019/45500

Abstract: Not Provided

Michael J. McCully
Land Surveying PLLC

5875 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 816-6034

I hereby certify that this map was made from
an actual survey and same is correct.

M.J. McCully

NYSLS 050696



Location Survey on Part of Lot#
49 - Former Town of Dewitt.

Known as No. 2156 Erie
Boulevard East, City of Syracuse,
County of Onondaga, State of
New York.

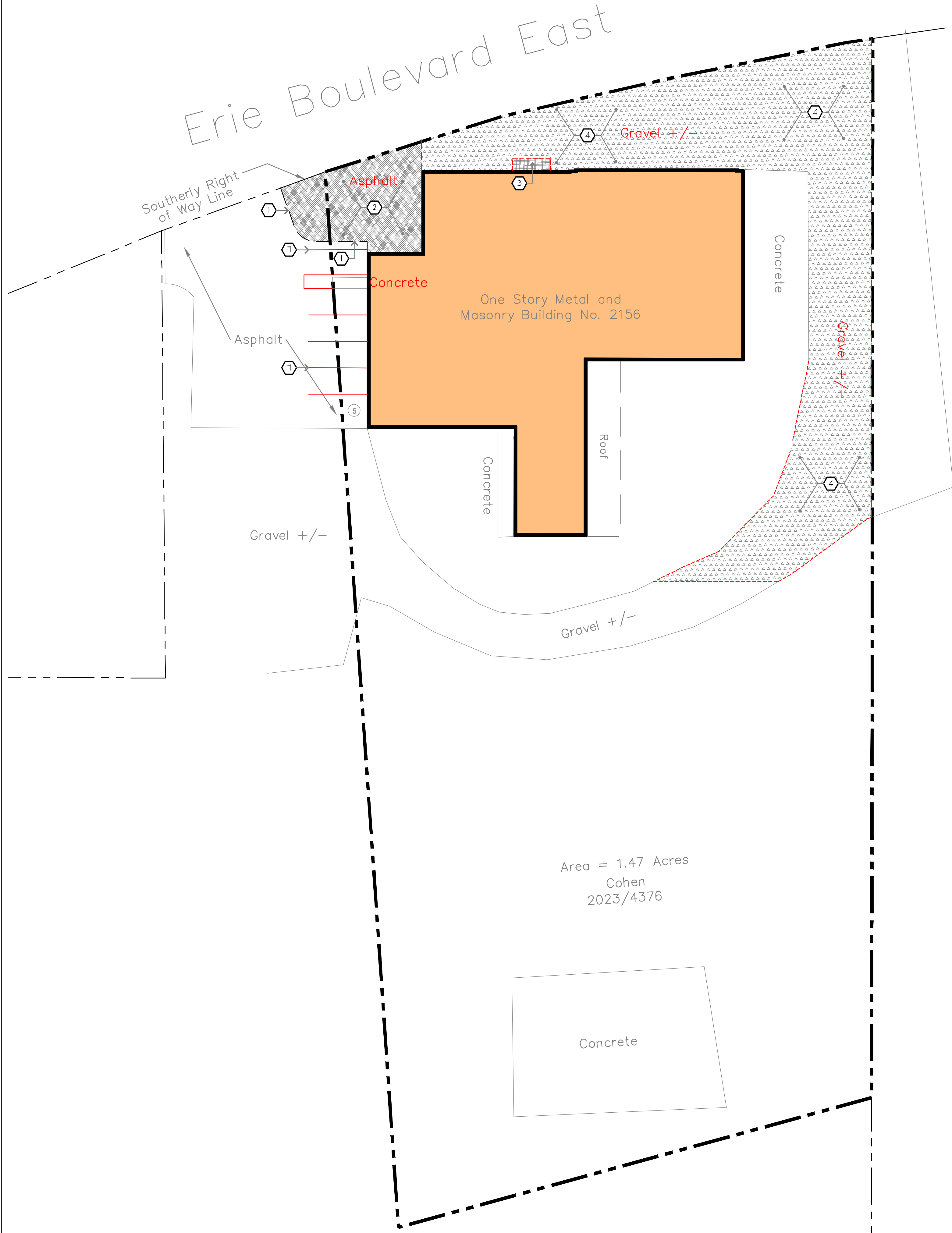
Drawn by: MJM

Scale: 1"= 40'

Date(s): 04-09-25

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2025, Michael J. McCully Land Surveying, all rights reserved.

Printed By: Date Plotted: Drawing File:



EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES

- CL — CONTRACT LIMIT LINE
1. SAWCUT EXISTING ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
 2. REMOVE EXISTING ASPHALT PAVEMENT INCLUDING BASE MATERIAL AND LEGALLY DISPOSE OF OFF SITE.
 3. REMOVE EXISTING CONCRETE PAVEMENT INCLUDING BASE MATERIAL AND LEGALLY DISPOSE OF OFF SITE.
 4. REMOVE EXISTING GRAVEL SURFACING AND LEGALLY DISPOSE OF OFF SITE.
 5. EXISTING SIDEWALK TO REMAIN, AND BE PROTECTED.
 6. EXISTING UTILITY POLE TO REMAIN AND BE PROTECTED.
 7. EXISTING PAINT LINES TO BE BLACKED-OUT

GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY FORREST SEGUIN OF SEGUIN LAND SURVEYING PLLC ON SEPTEMBER 10, 2025.
2. OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.
3. SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESPREADING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, SCHOOL TRAFFIC OR DRAINAGE.
4. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.
5. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.
6. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.
7. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-1980.
8. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.
9. ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAWNS SHALL BE MOVED AS MUCH AS PRACTICAL TO KEEP AREA FROM LOOKING UNSIGHTLY. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
— 100 —	— 100 —	CONTOUR
+377.7	— 100 —	SPOT ELEVATION
— V —	— 100 —	CT/CB
— EX ST —	— 100 —	TC/CB
— EX SAN —	— 100 —	ASPHALT PAVEMENT REMOVAL
— EX DE —	— 100 —	CONCRETE PAVEMENT REMOVAL
— EX UE —	— 100 —	GRAVEL SURFACING REMOVAL
— G —	— 100 —	BUILDING REMOVAL
— 100 —	— 100 —	UTILITY POLE
— 100 —	— 100 —	WATER LINE
— 100 —	— 100 —	STORM PIPE
— 100 —	— 100 —	UNDERDRAIN
— 100 —	— 100 —	SANITARY PIPE
— 100 —	— 100 —	OVERHEAD ELECTRIC
— 100 —	— 100 —	UNDERGROUND ELECTRIC
— 100 —	— 100 —	GAS
— 100 —	— 100 —	ORANGE CONSTRUCTION FENCE
— 100 —	— 100 —	STORM INLET
— 100 —	— 100 —	CURB BOX / GATE VALVE
— 100 —	— 100 —	THRUST BLOCK
— 100 —	— 100 —	CLEAN OUT
— 100 —	— 100 —	SANITARY MANHOLE
— 100 —	— 100 —	ASPHALT PAVEMENT
— 100 —	— 100 —	CONCRETE PAVEMENT
— 100 —	— 100 —	TRAFFIC SIGN
— 100 —	— 100 —	LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
— 100 —	— 100 —	CURB
— 100 —	— 100 —	CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
— 100 —	— 100 —	SILT FENCE
— 100 —	— 100 —	TREE
— 100 —	— 100 —	SHRUB
— 100 —	— 100 —	PLANT KEY
— 100 —	— 100 —	VEGETATION



2156 ERIE BOULEVARD

Syracuse, New York

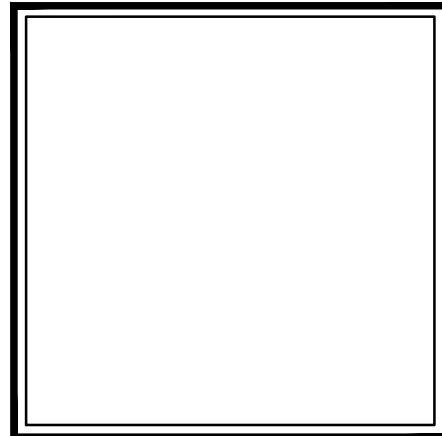
CLIENT:

NEXT CHOICE PROPERTY LLC

ISSUED AND REVISIONS NOTIFICATION

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		

Symbol Indicates Revision Issued



Drawn By: K&K
Checked By: CRF
KFA Proj. No.: 42057
Date: JULY 20, 2026
Scale: AS NOTED

SITE
PREPARATION &
DEMOLITION
PLAN

L1.0

Printed By:

Date Plotted:

Drawing File:



ZONING CHART - CITY of SYRACUSE

TAX PARCELS INVOLVED: 036.-03-6.0 1.61 ACRES (2156 ERIE BLVD E)		
ZONE: NEIGHBORHOOD CENTER MIXED USE ZONE DISTRICT (MX-2)		
YARD SETBACKS	MX-2 REQ.	PROVIDED
FRONT SETBACK	0'	9'-6" (NO CHANGE)
SIDE SETBACK	0'	E 43'-10" (NO CHANGE) W 8'-2" (NO CHANGE)
REAR SETBACK	0'	210'-9" (NO CHANGE)
LOT COVERAGE		
MAX LOT COVERAGE:	85%	<85%
AREA OF DISTURBANCE		6,532 SF
PARKING REQUIREMENTS: STALL SIZE: MIN. 10'-0" X 8'-6" DRIVE AISLE: 24'-0" MIN. WIDTH REQ. PROV.		
ASSEMBLY FACILITY: 1/250 SF Christian Church of Eternal Love - 191 SF	4 SPACES	4 SPACES
INDOOR ENTERTAINMENT: 1/500 SF Shooter's Haven- 1530 SF	4 SPACES	4 SPACES
AUTO SALES: 1/300 SF Fred's Sport Motors- 3,751 SF	13 SPACES	14 SPACES
HEAVY AUTOMOBILE REPAIR: 4/BAY AR Customs - 3 BAYS (3,233 SF)	12 SPACES	13 SPACES
GROSS TOTAL:	33 SPACES	
PARKING REDUCTIONS: BIKE PARKING (-15%)* PROXIMITY BUS STOP (-30%)**		
	-4 SPACES -9 SPACES	
FINAL TOTAL:	20 SPACES	20 SPACES

NOTES:
* BIKE PARKING REDUCTION IS ACCOMPLISHED BY 50% OF GROSS REQUIRED PARKING SPACES (13) IN BIKE PARKING SPACES (12 SHOWN) ON SITE.
** PROXIMITY BUS STOP REDUCTION IS ACCOMPLISHED BY THE BUS STOP 57168 @ ERIE BLVD. & BEATTIE ST., 1230' AWAY.
*** ALL AUTO WORK SHALL BE PERFORMED INSIDE AND NOT ON ANY OUTSIDE PAVED AREAS.

LAYOUT CONSTRUCTION NOTES

- 1 INSTALL COMPACT GRAVEL PAVEMENT PER DETAIL.
- 2 INSTALL CONCRETE PAVEMENT PER DETAIL.
- 3 INSTALL SEEDED LAWN IN ALL DISTURBED AREAS PER DETAIL.
- 4 INSTALL RESERVED PARKING STALL PER DETAIL.
- 5 INSTALL 4" WIDE WHITE PAINTED LINES, (TYP.)
- 6 INSTALL 4" WIDE WHITE PAINTED LINES AT 45° @ 2' O.C. (TYP.)
- 7 INSTALL CONCRETE DOUELING AT DOORWAY PER DETAIL 6 / L61
- 8 INSTALL TRAFFIC SIGN IN BOLLARD PER DETAIL.
- 9 INSTALL ACCESSIBLE RAMP - TYPE 2 PER DETAIL.
- 10 INSTALL WASTE/RECYCLING ENCLOSURE PER DETAIL. DUMPSTER MANAGEMENT WILL BE COMPLETED IN OFF HOURS.
- 11 INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL.
- 12 INSTALL (6) BIKE RACKS PER DETAIL.

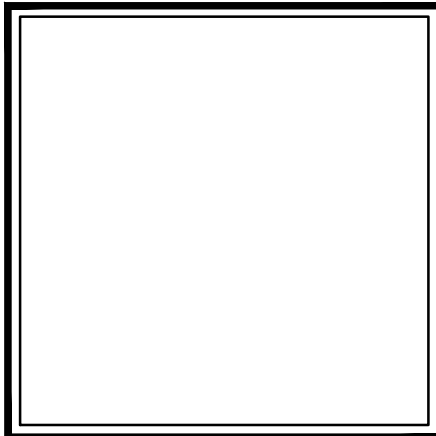


2156 ERIE BOULEVARD
Syracuse, New York

CLIENT:
NEXT CHOICE PROPERTY LLC

ISSUED AND REVISIONS NOTIFICATION			
No.	Description	Date	
1			
2			
3			
4			
5			
6			
7			

△ Symbol Indicates Revision Issued



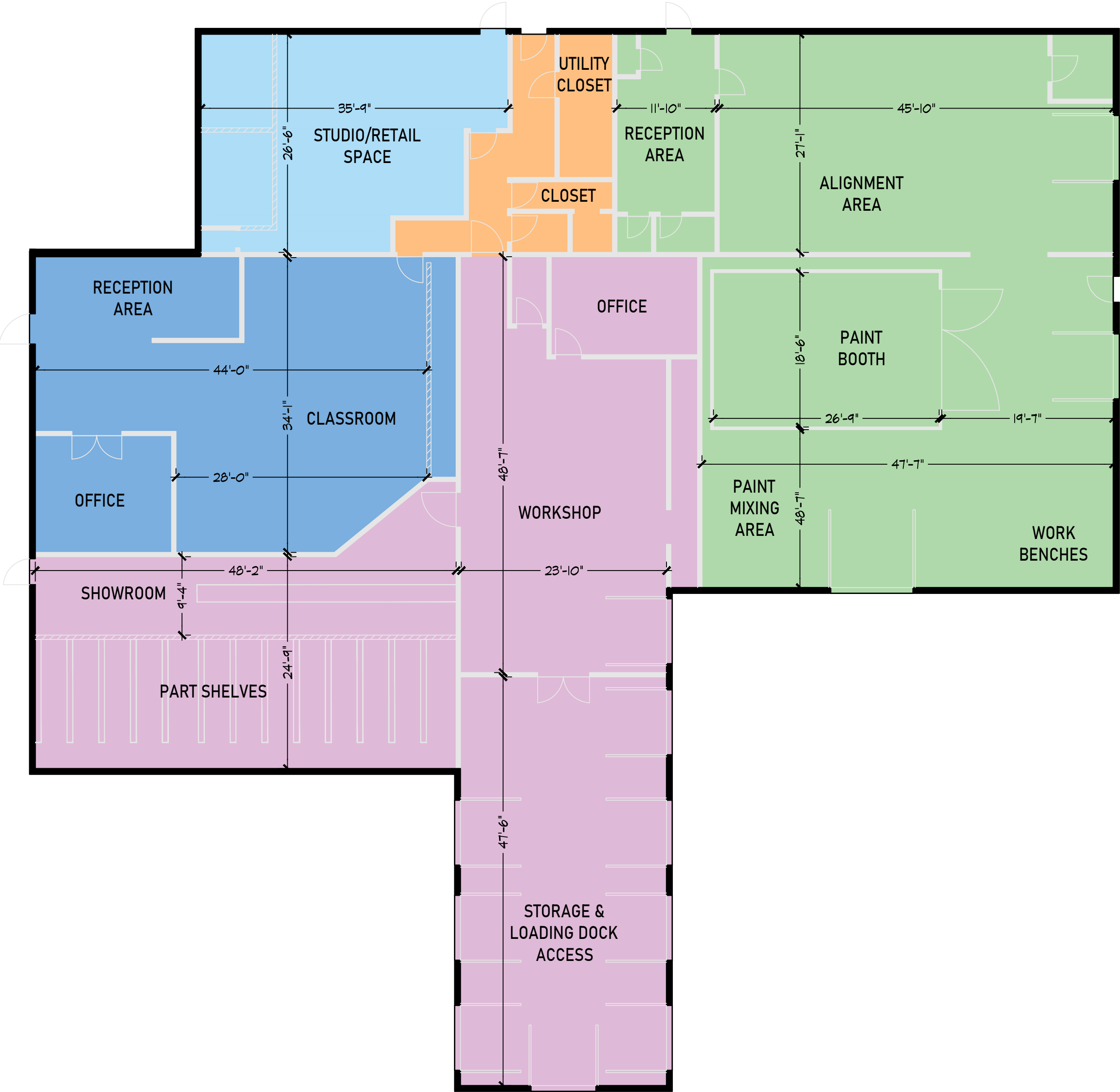
Drawn By: K&K
Checked By: CRF
KFA Proj. No.: 42057
Date: JULY 20, 2026
Scale: AS NOTED

Title:

LAYOUT
PLAN

L2.0

BUILDING TENANTS:	
CREATIVE ROOTS -	791 SF
SHOOTER'S HAVEN -	1,590 SF
FRED'S SPORT MOTORS -	3,751 SF
AR CUSTOMS -	3,293 SF
MAINTENANCE HALLWAY -	395 SF
NOTES: -AS BUILT DIMENSIONS MEASURED IN THE FIELD ON 12/11/2025.	



MULTI-TENANT BUILDING FLOOR PLAN
2156 Erie Blvd, Syracuse NY

THIS INDENTURE made the 10th day of November, Two Thousand Fifteen

BETWEEN

Frederick A. Desantis
110 Hyland Drive
N. Syracuse, NY 13212,

and

Grantor,

DeWitt Properties, LLC
5201 Hoag Lane
Fayetteville, NY,

Grantee,

WITNESSETH, that the Grantor, in consideration of One and 00/100 (\$1.00) Dollar, and other good and valuable consideration paid by the Grantee, hereby grants and releases unto the Grantee, the heirs or successors and assigns of the Grantee, forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse (formerly Town of DeWitt), County of Onondaga and State of New York, being part of Lot No. 49 in said Town, bounded and described as follows:

SEE SCHEDULE "A" ATTACHED HERETO.

Being a portion of the same premises conveyed to Grantor by Warranty Deed dated May 1, 1969 and recorded in the Onondaga County Clerk's Office on May 16, 1969 in Liber 2403 of Deeds at Page 777.

GRANTOR hereby reserves unto himself, his heirs, successors and/or assigns an easement for the purposes of ingress, egress and parking over Schedule "A" for the benefit of the parcel to the immediate east commonly known as 2156 Erie Boulevard East, tax map number 036.-03-05.0, which is bounded and described as follows:

SEE SCHEDULE "B" ATTACHED HERETO.

Subject to easements, covenants and restrictions of record, if any.

00881

13:44 11/12/15 4019515 CS DB-5249P-290

Schedule "A"

All that tract and or parcel of land situate in the City of Syracuse (Formerly Town of Dewitt), County of Onondaga and State of New York, being a part of Lot# 49 (Dewitt), and being more particularly described as follows:

Beginning at a point situate in the present southerly line of Erie Boulevard East (Lombard Street), said point being easterly, a distance of 563.05 feet, as measured along said southerly line, from its intersection with the present easterly line of Bruce Street, said point also being the northwesterly corner of lands conveyed to Jacob Brandt and wife, as recorded in the Onondaga County Clerk's Office on January 9, 1930 in Liber of Deeds 607 at Page 524;

thence, N.63°-18'-40"E., along said southerly line, a distance of 6.25 feet to an angle point therein;

thence, N.65°-43'-40"E., continuing along said southerly line, a distance of 53.63 feet to a point;

thence, S.08°-23'-20"E., a distance of 361.71 feet to a point;

thence, N.70°-14'-50"E., a distance of 167.70 feet to a point;

thence, S.04°-21'-30"E., a distance of 70.71 feet to the southwesterly corner of lands conveyed to Sims Match Plate Corp., as recorded in the Onondaga County Clerk's Office in Liber of Deeds 2066 at Page 111;

thence, S.74°-08'-50"W., a distance of 303.21 feet to the southeasterly corner of lands conveyed to Michael Santaro and wife, as recorded in the Onondaga County Clerk's Office in Liber of Deeds 1572 at Page 134;

thence, N.05°-11'-20"W., along the easterly line of said Santaro lands, a distance of 265.97 feet to the southwesterly corner of lands conveyed to Antonio Mondo and Mary Congel, as recorded in the Onondaga County Clerk's Office in Liber of Deeds 1726 at Page 526;

thence, N.05°-11'-20"W., along the southerly line of said Mondo and Congel lands, a distance of 60.00 feet to the southeasterly corner thereof;

thence, N.05°-11'-20"W., along the easterly line of said Mondo and Congel lands, a distance of 160.00 feet to the point and place of beginning.

The hereinbefore described parcel of land contains 1.26 acres, more or less, and is subject to and together with any and all easements, restrictions and/or rights of way of record.



Prepared by Michael J McCully Land Surveying PLLC
5875 Fieldstone Drive, Cazenovia New York 13035
Phone: 315-440-5096; Fax: 315-815-5034
e-mail: mimccully@twcny.rr.com
web: mccullylandsurveying.com

Schedule "B"

All that tract or parcel of land, situate in the City of Syracuse, formerly Town of Dewitt, County of Onondaga and State of New York, being part of lot No. 49 in said town, bounded and described as follows:

Beginning at a point in the south line of Erie Boulevard East, formerly Lombard Street, at the North west corner of lands conveyed to Jacob Brandt, and wife by deed recorded in Onondaga County Clerk's Office on January 9, 1930 in Book 607 page 524. Thence North $63^{\circ} 18' 40''$ East along said line 6.25 feet to an angle therein; Thence North $65^{\circ} 43' 40''$ East 59.80 feet along said line to an angle therein; Thence North $68^{\circ} 28' 30''$ East 57.50 feet to an angle therein; Thence North $72^{\circ} 48' 30''$ East 59.20 feet to an angle therein; Thence North $74^{\circ} 08' 30''$ East 60.78 feet to an angle therein; Thence North $77^{\circ} 08' 20''$ East 9.19 feet to the North west corner of lands conveyed by Antonio Mondo to William H. Bailey by deed recorded in Onondaga County Clerk's Office in Book 154; of Deeds at page 500. Thence South $4^{\circ} 21' 30''$ East along the west line of land so conveyed and the west line of lands conveyed to Sims Match Plate Corp. by deed recorded in Book 2066 of Deeds at page 111, 432.68 feet more or less to the south west corner of lands conveyed by last mentioned deed; Thence South $74^{\circ} 08' 20''$ West 303.51 feet more or less to the south east corner of lands conveyed to Michael Santaro and wife by deed recorded in Onondaga County Clerk's Office in Book 1572 of Deeds at page 134; Thence North $5^{\circ} 11' 20''$ West along the east line of land so conveyed 265.97 feet to the south west corner of land conveyed to Antonio Mondo and Mary Congel by deed recorded in Book 1726 page 526; thence North $84^{\circ} 48' 40''$ East along the south line of land so conveyed 60 feet to the south east corner thereof; Thence North $5^{\circ} 11' 20''$ East along the easterly line of lands so conveyed 160 feet to the point or place of beginning.

Town of Dewitt), County of Onondaga and State of New York, being a part of Lot# 49 (Dewitt), and being more particularly described as follows:

Beginning at a point situate in the present southerly line of Erie Boulevard East (Lombard Street), said point being easterly, a distance of 563.05 feet, as measured along said southerly line, from its intersection with the present easterly line of Bruce Street, said point also being the northwesterly corner of lands conveyed to Jacob Brandt and wife, as recorded in the Onondaga County Clerk's Office on January 9, 1930 in Liber of Deeds 607 at Page 524;

thence, N.63°-18'-40"E., along said southerly line, a distance of 6.25 feet to an angle point therein;

thence, N.65°-43'-40"E., continuing along said southerly line, a distance of 53.63 feet to a point;

thence, S.08°-23'-20"E., a distance of 361.71 feet to a point;

thence, N.70°-14'-50"E., a distance of 167.70 feet to a point;

thence, S.04°-21'-30"E., a distance of 70.71 feet to the southwesterly corner of lands conveyed to Sims Match Plate Corp., as recorded in the Onondaga County Clerk's Office in Liber of Deeds 2066 at Page 111;

thence, S.74°-08'-50"W., a distance of 303.21 feet to the southeasterly corner of lands conveyed to Michael Santaro and wife, as recorded in the Onondaga County Clerk's Office in Liber of Deeds 1572 at Page 134;

thence, N.05°-11'-20"W., along the easterly line of said Santaro lands, a distance of 265.97 feet to the southwesterly corner of lands conveyed to Antonio Mondo and Mary Congel, as recorded in the Onondaga County Clerk's Office in Liber of Deeds 1726 at Page 526;

thence, N.84°-48'-40"E., along the southerly line of said Mondo and Congel lands, a distance of 60.00 feet to the southeasterly corner thereof;

thence, N.05°-11'-20"W., along the easterly line of said Mondo and Congel lands, a distance of 160.00 feet to the point and place of beginning.

CHICAGO TITLE INSURANCE COMPANY

SEARCH NO. 1517-20800

16. All that tract or parcel of land, situate in the City of Syracuse, formerly Town of Dewitt, County of Onondaga and State of New York, being part of Lot No. 49 in said town, bounded and described as follows:
- Beginning at a point in the south line of Erie Boulevard East, formerly Lombard Street, at the North west corner of lands conveyed to Jacob Brandt, and wife by deed recorded in Onondaga County Clerk's Office on January 9, 1930 in Book 607 page 524. Thence North $63^{\circ} 18' 40''$ East along said line 6.25 feet to an angle therein; Thence North $65^{\circ} 43' 40''$ East 59.80 feet along said line to an angle therein; Thence North $68^{\circ} 28' 30''$ East 57.50 feet to an angle therein; Thence North $72^{\circ} 48' 30''$ East 59.20 feet to an angle therein; Thence North $74^{\circ} 08' 30''$ East 60.78 feet to an angle therein; Thence North $77^{\circ} 08' 20''$ East 9.19 feet to the North west corner of lands conveyed by Antonio Mondo to William H. Bailey by deed recorded in Onondaga county Clerk's Office in Book 1543 of Deeds at page 500. Thence South $4^{\circ} 21' 30''$ East along the west line of land so conveyed and the west line of lands conveyed to Sims Match Plate Corp. by deed recorded in Book 2066 of Deeds at page 111, 432.68 feet more or less to the south west corner of lands conveyed by last mentioned deed; Thence South $74^{\circ} 08' 20''$ West 303.51 feet more or less to the south east corner of lands conveyed to Michael Santaro and wife by deed recorded in Onondaga County Clerk's Office in Book 1572 of Deeds at page 134; Thence North $5^{\circ} 11' 20''$ West along the east line of land so conveyed 265.97 feet to the south west corner of land conveyed to Antonio Mondo and Mary Congel by deed recorded in Book 1726 page 526; thence North $84^{\circ} 48' 40''$ East along the south line of land so conveyed 60 feet to the south east corner thereof; Thence North $5^{\circ} 11' 20''$ East along the easterly line of lands so conveyed 160 feet to the point or place of beginning.

Excepting therefrom the following described parcel:

All that tract or parcel of land situate in the City of Syracuse (Formerly Town of Dewitt), County of Onondaga and State of New York, being a part of Lot #49 (Dewitt), and being more particularly described as follows:

Beginning at a point situate in the present southerly line of Erie Boulevard East (Lombard Street), said point being easterly, a distance of 563.05 feet, as measured along said southerly line, from its intersection with the present easterly line of Bruce Street, said point also being the northwesterly corner of lands conveyed to Jacob Brandt and wife, as recorded in the Onondaga County Clerk's Office on January 9, 1930 in Liber of Deeds 607 at Page 524;

thence, N. $63^{\circ}-18'-40''$ E., along said southerly line, a distance of 6.25 feet to an angle point therein; thence, N. $65^{\circ}-43'-40''$ E., continuing along said southerly line, a distance of 53.63 feet to a point; thence, S. $08^{\circ}-23'-20''$ E., a distance of 361.71 feet to a point;

N. $70^{\circ} 14' -50''$ E. a distance of 167.70

432.68 feet more or less to the south west corner of lands conveyed by last mentioned deed; Thence South 74° 08' 20" West 303.51 feet more or less to the south east corner of lands conveyed to Michael Santaro and wife by deed recorded in Onondaga County Clerk's Office in Book 1572 of Deeds at page 134; Thence North 5° 11' 20" West along the east line of land so conveyed 265.97 feet to the south west corner of land conveyed to Antonio Mondo and Mary Congel by deed recorded in Book 1726 page 526; thence North 84° 48' 40" East along the south line of land so conveyed 60 feet to the south east corner thereof; Thence North 5° 11' 20" East along the easterly line of lands so conveyed 160 feet to the point or place of beginning.

Excepting therefrom the following described parcel:

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thence, S. 74°-08'--50" W., a distance of 303.21 feet to the southeasterly corner of lands conveyed to Michael

CHICAGO TITLE INSURANCE COMPANY

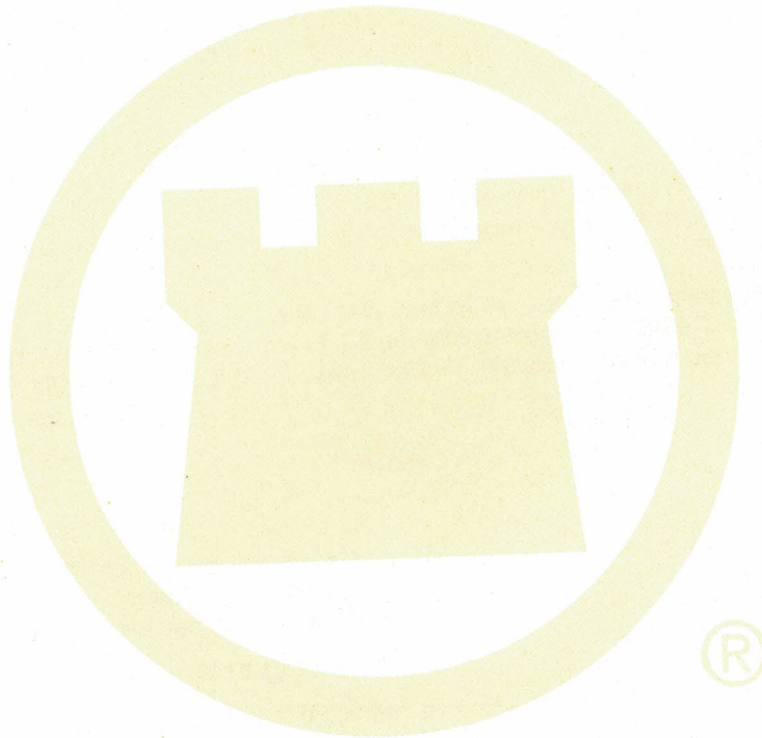
SEARCH NO. 1517-20800

Santaro and wife, as recorded in the Onondaga County Clerk's Office in Liber of Deeds 1571 at Page 134;

thence, N. 05°-11'-20" W., along the easterly line of said Santaro lands, a distance of 265.97 feet to the southwesterly corner of lands conveyed to Antonio Mondo and Mary Congel, as recorded in the Onondaga County Clerk's Office in Liber Deeds 1726 at Page 526.

thence, N. 84°-48'-40" E., along the southerly line of said Mondo and Congel lands, a distance of 60.00 feet to the southeasterly corner thereof.

thence, N. 05°-11'-20" W., along the easterly line of said Mondo and Congel lands, a distance of 160.00 feet to the point and place of beginning.





J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: 8/26/2026

OCPB Case # Z-26-207

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Board of Zoning Appeals at the request of Marla Cohen for the property located at at 2156 Erie Boulevard East; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and

WHEREAS, the applicant requests site plan approval to establish multiple tenant spaces/land uses in an existing building, with driveway, parking changes, landscaping and sidewalk changes on a 1.43 acre parcel in a Neighborhood Center Mixed Use (MX-2) zoning district; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; 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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Board commends the applicant and City for proposed improvements to the site.
2. The applicant and City are advised to ensure that formalized access agreements or easements are in place and legally filed, to ensure legal access and use of the adjacent parcel for parking and access

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611
Email: countyplanning@onondaga.gov · Website: onondaga.gov/planning

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 26, 2026 Z-26-207

Case Number: Z-26-207

Keyword:

Related Cases: Z-26-97

Applicant: Marla Cohen

Referring Board: City of Syracuse Board of
Zoning Appeals

Location: at 2156 Erie Boulevard East

Type of Action: SITE PLAN

Tax Map ID:

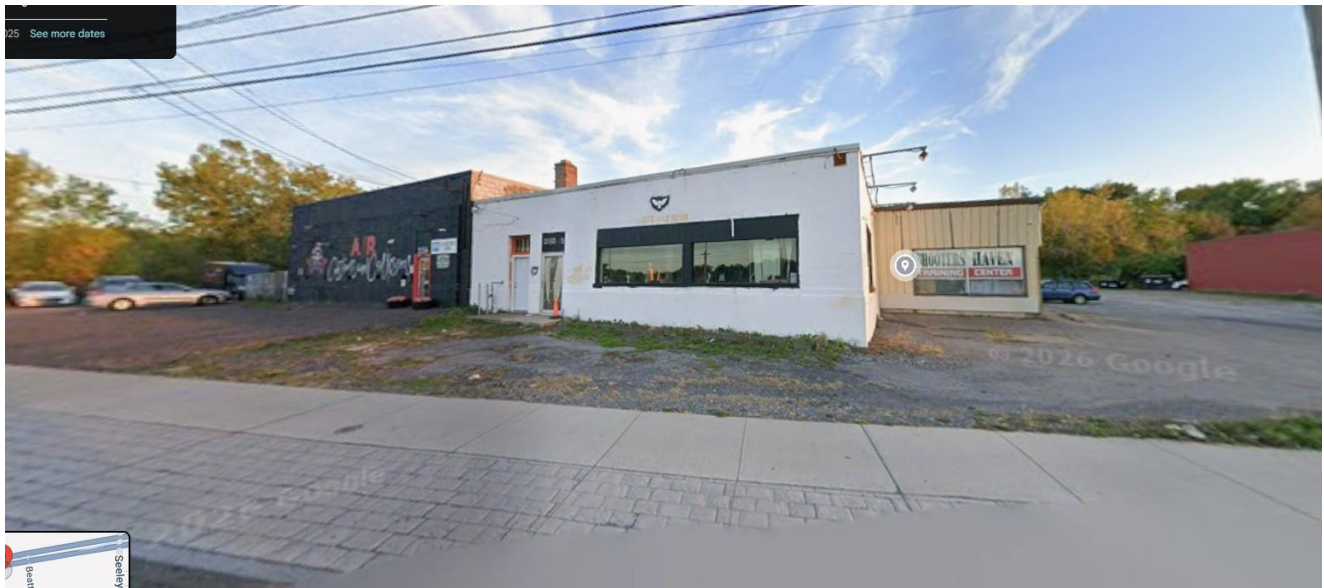
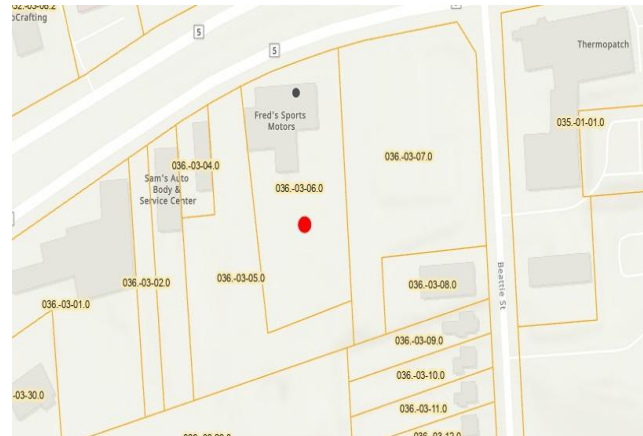
RECOMMENDATION: **No Position With Comment**

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway

SUMMARY:

Establish multiple tenant spaces/land uses in an existing building.



For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611
Email: countyplanning@onondaga.gov · Website: onondaga.gov/planning

PROPOSAL: the applicant requests site plan approval to establish multiple tenant spaces/land uses in an existing building, with driveway, parking changes, landscaping and sidewalk changes on a 1.43 acre parcel in a Neighborhood Center Mixed Use (MX-2) zoning district

STAFF REVIEW:

Past Board Reviews:	Z-26-97: No Position with Comment on a use variance to establish/maintain a heavy-duty auto repair shop in the existing building in a MX-2 Mixed Use zoning district. Approved locally by BZA in April 2026.
Location:	The existing 10,564 sf single-story block building is located on Erie Boulevard East commercial corridor, a City street in this location, and backed by residential neighborhoods. Nearby uses include an auto repair shop, self-storage, and a towing company.
Project Detail:	Per the Referral Notice, Major Site Plan approval is needed to establish land use types for multiple tenant spaces, including: - Studio (Creative Roots, 791 sf) - General Retail (Shooters Haven, 1,590 sf) - Heavy Auto Repair (AR Customs 3,293 sf) - Auto Sales (Fred's Sport Motors 2,751) - existing legal nonconforming motorcycle business). Site improvements are also proposed, including a new driveway and parking layout, landscaping and sidewalks.
Description:	The Layout Plan (7/20/26) shows the existing 10,564 sf building at the front of the site, and open lawn, trees and storage at the rear. A compact gravel driveway will be established, following the eastern property line, with formalized parking at the rear and sides of the building totaling 20 spaces. Along the western side yard, 6 parking spaces and a related existing driveway appear to encroach onto the adjacent parcel under separate ownership. Work is to include restriping of parking spots. Areas of both asphalt and gravel parking will occur on this adjacent parcel. An existing rear gravel drive connection to the adjacent property appears to remain, however it is unclear how it will connect to the rear parking area to be established. At the front of the site, asphalt, and gravel will be removed and replaced with lawn, sidewalk and plantings at the front entries. A dumpster enclosure will be added in the rear parking area. ADVISORY NOTE: The proposed driveway[s] onto Erie Blvd require[s] highway access and work permits from the NYS Department of Transportation.
Other:	The site is served by City of Syracuse drinking water and public sewers. No changes to the current infrastructure are proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area.
Other:	The project is within 2,000 feet of multiple sites (IDs: B00072, B00146, C734090, C734103) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

inventory (per EAF Mapper).

Plants/Animals: The site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper).

RECOMMENDATION: No Position With Comment

Comment(s):

1. The Board commends the applicant and City for proposed improvements to the site.
2. The applicant and City are advised to ensure that formalized access agreements or easements are in place and legally filed, to ensure legal access and use of the adjacent parcel for parking and access

City of Syracuse
Parcel History
 01/01/1900 - 08/21/2026
 Tax Map #: 036.-03-06.0
 Owners: Marla Cohen
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
2156 Erie Blvd E	05/30/13	Inspection	Complaint Inspection	Fail	
2156 Erie Blvd E	05/30/13	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
2156 Erie Blvd E	06/18/13	Inspection	Complaint Re-Inspection	Fail	
2156 Erie Blvd E	07/09/13	Inspection	Complaint Re-Inspection	Fail	
2156 Erie Blvd E	07/17/13	Inspection	Complaint Re-Inspection	No Progress	
2156 Erie Blvd E	07/30/13	Inspection	Complaint Re-Inspection	No Progress	
2156 Erie Blvd E	08/14/13	Inspection	Complaint Re-Inspection	Fail	
2156 Erie Blvd E	09/06/13	Completed Complaint	Graffiti: PrivateProperty	Completed	2013-12521
2156 Erie Blvd E	09/06/13	Inspection	Complaint Re-Inspection	No Work Started	
2156 Erie Blvd E	06/15/15	Completed Complaint	Complaint Reqst - General	Completed	2015-15809 Multiple unlicensed junked vehicles are eyesore- FAXED TO ORDINANCE
2156 Erie Blvd E	02/19/25	Complaint	Complaint Reqst - General	Open	2025-01094 Structure has 4 tenant spaces per signage on building. Legal for single use.
2156 Erie Blvd E	02/19/25	Violation	2020 PMCNYS - Section 107.1.4 - Unlawful Structures	Open	
2156 Erie Blvd E	02/19/25	Violation	SPCC - Provide Required Permits	Open	
2156 Erie Blvd E	02/19/25	Violation	2020 PMCNYS - Section 302.8 - Motor Vehicles	Open	
2156 Erie Blvd E	02/19/25	Violation	1.5 H. Illegal Nonconformities. (2)	Open	
2156 Erie Blvd E	02/19/25	Inspection	Tickle Date (Follow Up)	Fail	
2156 Erie Blvd E	03/07/25	Inspection	Tickle Date (Follow Up)	In Progress	
2156 Erie Blvd E	03/20/25	Inspection	Tickle Date (Follow Up)	In Progress	
2156 Erie Blvd E	04/17/25	Inspection	Tickle Date (Follow Up)	In Progress	
2156 Erie Blvd E	05/22/25	Inspection	Tickle Date (Follow Up)	No Progress	
2156 Erie Blvd E	06/25/25	Inspection	Tickle Date (Follow Up)	In Progress	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

MaSPR-2026-20

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Nate Pan	No concerns, see Staff Report
Planning Commission	In Review		
DPW Traffic Control	Conditionally approved	Charles Gafrancesco	• Applicant will be required to submit an MUTCD compliant work zone traffic control (WZTC) plan when the nature of any site work will affect the ROW. • No sidewalk closures, lane restrictions, road closures, or work shall be performed in the ROW as part of site work, without proper permits first being obtained.

DPW Transportation	Conditionally Approved	Neil Burke	• Main door/points of egress in parking areas to be protected from vehicles blocking door. Door swing/access to be protected using conc. filled bollards. • Snow piling areas to be identified on plans. • Compacted stone is not a permissible ground cover material within the ROW, areas of driveways/drive isles within the ROW are to be asphalt or concrete and identified and dimensions on plans. • Driveway and parking area on private property are to be curbed and/or include the use of durable fixed objects such as box beam, conc. filled bollard or similar (no wheel stops) to clearly delineate parking area/property bounds. • Nose-in parking along walkway is to include durable fixed vertical objects such as conc. filled bollards (no wheel stops) centered in stalls to prevent vehicle overhang or encroachment into the pedestrian space and to maintain a usable path under all conditions. • Exterior short-term bike parking should be located in a conspicuous and well-lit area/s near main entrance/s (ie. "front" of building)
Eng. Mapping- Zoning	Conditionally Approved	Ray Wills	No concerns; easement to be maintained.

Engineering Design and Construction	In Review	Mirza Malkoc	• 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. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • This is just a reminder that the driveway entrance shall be paved at least 5 to 10 feet into private property to prevent stone tracking into the City's ROW. • Applicant shall provide to the City and executed and filed access agreement from the adjoining property to the west for allowing the applicant to use their property for parking. • This is just a reminder that the new Right-Of-Way fees are in effect. Applicant shall be aware of these fees before applying for road cut permit, liability waiver permit, etc. Different fees are charged to the applicant for using the City's Right-Of-Way for road closures, sidewalk closures, closing parking spaces, staging materials in the Right-Of-Way, parking construction vehicles in the Right-Of-Way, etc. • Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.
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Engineering-SWPPP	In Review	Mirza Malkoc	• Proposed elevations shall be graded to prevent stormwater sheet flow to adjoining properties & to the City of Syracuse R.O.W. • Employ standard erosion and sediment control practices during construction. Clean and sweep pavement of all construction debris immediately. Stabilize all lawn areas within 7 days, seed and mulch. Maintain/ensure grass growth is established. No concrete washout, sediment, or construction debris shall enter catch basins or the sewer system. Any such occurrence shall be removed/cleaned immediately. • All disturbed areas shall be seeded & mulched until it reaches 80% grass growth.
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	Any exterior site work will require full site plan. Included should be utility locations and drainage plan with structures and laterals.
Parks and Forestry	Approved	Jeff Romano	Approved