



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

<i>SP-2026-50</i>	<i>Staff Report – August 31, 2026</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	2671-73 James St. (Tax Map ID: 024.-03-14.0)
<i>Summary of Proposed Action:</i>	The applicant intends to establish a “Smoking Establishment” land use type on the first floor of the existing structure. “Smoking Establishment” land use types are permitted by Special Use Permit under the regulations of the MX-2 Zone District. Only interior work is proposed to build out the first floor for use as a Cannabis Dispensary. This will be a retail location only, no onsite consumption is proposed. Hours operation: 9AM – 8PM M-Th, 9AM – 9PM F, 10AM – 6PM S-Su Total site area: 0.26 Acres / 11,363 SF
<i>Owner/Applicant</i>	Jan F. Nastri (Owner) CannaPlanet (Applicant) Louis DiCostanzo (Representative)
<i>Existing Zone District:</i>	Neighborhood Center (MX-2) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east, west, and south are within the Neighborhood Center MX-2 Zone District. To the north the properties are within the Single-Unit Residential R1 Zone District.
<i>Companion Application(s)</i>	MiSPR-2026-91 Minor Site Plan Review to establish “Smoking Establishment” land use type and perform minor interior work for the proposed use. In Review
<i>Scope of Work:</i>	Exterior work: (1) None proposed. Interior work: (1) Building out 1 st floor for “Smoking Establishment” Cannabis Dispensary land use type. (2) Establishing “Smoking Establish” land use type within the existing structure.
<i>Facts on Project:</i>	<u>Existing Conditions</u> - The existing structure is a one-story commercial structure with a large parking area in the front with 12 parking spaces. <u>Nonconformities</u> - 2 nonconformities exist on the site, 1) the building is only 1 story where 2 stories is the minimum required in the MX-2 zone district, and 2) the parking area is within the front setback, however this was permitted under the Zoning Rules and Regulations pursuant to SP-71-12. No changes are proposed to the structure or exterior, so both nonconformities may continue, but may not be enlarged. <u>Dimensional Standards</u> - The existing lot meets all Dimensional standards of the MX-2 Zone District.

- The existing coverage of the lot is 80%, which is below the maximum allowable coverage of 85%. 20% of the lot is green space.

Use Specific Standards

- No use specific standards apply.

Local Land Use and Residential Compatibility

- The site is within the Neighborhood Center (MX-2) Zone District, where commercial use types including “Smoking Establishment” are permitted by Special Use Permit, which diversifies the land uses along this commercial corridor in the heart of Eastwood. Nearby land uses include Restaurants, Personal Services, Office, Bar, Retail General, Beverage Café, Automobile Repair, Light, Financial Institution, and Business Services and Supply. The proposed land use type is moderate in comparison to existing businesses.

Off-Street Parking and Loading

- No snow storage area is proposed on the site plan, but at least 1 parking space must be designated and utilized for this purpose to prevent snow plowing into the Public ROW.
- The proposed parking lot design will provide all required parking, 5 spots are required whereas 12 are provided.
- No bicycle parking is required or provided.

Landscaping, Buffering, and Screening

- Some screening is required at the rear of the property to screen the commercial use and parking area from the nearby Residentially Zoned District to the north.
- No dumpster is present on the site plan, but any dumpster must be enclosed by a 6 ft tall opaque fence and screened from the street and nearby properties.

Site, Building Design, and Exterior Lighting

- The current front setback contains a large parking area, which is considered existing nonconforming. The parking area is in good repair and can be maintained as existing, but not expanded without prior permits and zoning approvals.

Signage

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

Historic Preservation

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

Additional Standards, Building Placement, and Transparency

- The building is set far back from the front property line because of the location of the parking area, but it is in good repair and does not present a danger.

<i>Staff Analysis:</i>	<u>Special Use Permit Approval Criteria</u> Consistency with the Intent of the Zoning Ordinance & Comprehensive Plan and Other City Policies The proposed use is permitted by Special Use Permit in the zone district and will reoccupy a vacant structure along this portion of James St. Compliance with applicable Standards of the Zoning Ordinance and other municipal departments’ standards Permits shall be obtained prior to conducting interior renovations, and the applicant has been coordinating with reviewing municipal departments. Compatibility with the Surrounding Area The surrounding street character is largely commercial in nature with small restaurants, office, beverage cafés, bars, etc. which are all of similar impact along this commercial corridor. Compatible with the development of the general neighborhood and existing land uses Neighboring and nearby land use types are largely consistent with the proposed “Smoking Establishment” land use type, and no alterations are proposed that would alter or impact the character of the neighborhood. Impacts on pedestrian and vehicular traffic The Zoning Administrator has determined that parking for this “Smoking Establishment” land use type can be accommodated by the existing off-street parking. Minimization of Adverse Impact on Health, Safety, and Welfare The project proposes no exterior alterations that would create hazardous conditions or encourage them, and no consumption of products sold on site shall be permitted without the prior establishment of a lounge. Impacts on development of the subject property and the use of adjacent land and buildings The project proposes no exterior alterations as there will be no physical impact to the nearby properties. Adequate Supporting Service Any fire or life safety alterations will require review and inspection by the City of Syracuse Code Enforcement prior to the issuance of the Certificate of Occupancy or Use. No excessive demand is expected of these services more than a typical neighborhood commercial establishment.
<i>Staff Recommendation:</i>	Staff recommend approving this project.

<i>Recommend conditions if approved:</i>	1. The applicant shall comply with the general conditions for approval on the Special Use Permit application. (See the attached sheet General Conditions for Site Plan Approval and Special Use Permits) 2. A Certificate of Use shall be maintained for the duration of the business. 3. An Office of Cannabis Management License shall be maintained for the duration of the business. 4. Snow storage shall be maintained on-site in the designated area and shall not encroach into the public right-of-way or adjacent properties. 5. Permits shall be obtained to screen the rear of the property from nearby residential uses prior to occupying the structure with the proposed business. 6. A Crime Prevention Through Environmental Design review shall be conducted and complied with prior to the proposed use occupying the structure.
<i>Zoning Procedural History:</i>	SP-71-12 Special Use Permit to establish a Restaurant <i>Dunkin Donuts</i> Approved
<i>Summary of Zoning History:</i>	In 1971 a Special Use Permit was approved to establish a <i>Dunkin Donuts</i> restaurant, with the current nonconforming parking lot in between the front of the building and the city ROW. Since then, no other zoning approvals have been issued for this site.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<u>Existing property characteristics</u> The subject property at 2671-73 James St. is an irregularly shaped parcel with a lot size of 11,363 SF (0.26 Acres). The property has one street frontages with 80.45 FT of southern frontage along James St. To the west, the property line borders 2649 James St. for 168 FT. To the north, the property line borders 117 and 121-23 Ashdale Ave. for 120.45 FT. To the east, the property line borders 2689 James St & Ashdale Ave. for 128 FT; The parcel is currently occupied by a one story commercial building and a parking area in front of it. To the rear is a small grass yard.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.5(c), the proposal is a Type II Action.
<i>Onondaga County Planning Board</i>	Pursuant to GML §239-l, m and n, the proposal does not require review by the Onondaga County Planning Board.

Referral:

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

- Special Use Permit Application
- Short Environmental Assessment Form Part 1
- Site Plan Package Commercial Building, 2671-2673 James Street, Syracuse, New York; Drawn by Robert C. Abbott Jr., Dated 12/1/20; Scale: 1" = 20'
- Canna Planet (Sheet C-1) New Tenant Fit Out. 2673 James Streetm Syracuse, N.Y.; Drawn by Michael E. North, Licensed Engineer of North Engineers and Design Associates; Dated 6/16/2026; Scale: 1" = 10'

Attachments:

Special Use Permit Application
Code Enforcement History

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

SP-2026-50



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

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

AA 2671
Spa
315-921-8917



ON THIS SITE, APPLICATION SP-2026-50 IS A MAJOR SITE PLAN REVIEW TO ESTABLISH A "SMOKING ESTABLISHMENT" LAND USE TYPE AT 2671-73 JAMES ST. THE PROPERTY IS OWNED BY JAN F. NASTRI AND IS IN THE NEIGHBORHOOD CENTER (MX-2) ZONE DISTRICT. THIS MATTER WILL BE ON AUGUST 31ST, 2026, AT 6:00 P.M. IN THE COMMON COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW YORK. FOR MORE INFORMATION VISIT SYR.GOV/PC



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

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Haohui Pan
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Attorney

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Specialist

Jan F. Natri
2501 James St. Ste. 110
Syracuse, NY, 13206

CC: Louis Dicostanza
Yerba Gardens LLC
590 Route 211
E Middleton, NY 10941

8/14/2026

Re: Application Completeness for City Planning Commission for 2671 James St.

Dear Jan,

On 8/14/2026, Noah Garcia determined the proposed project SP-2026-50 at 2671 James St. to be **complete**.

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

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

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

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

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:

SP-2026-50

Status:

Staff Review

Message:

Applicant Name:

Louis DiCostanzo

Applicant Email:

Primary Location:

2671-73 JAMES ST, 13206

Primary APN:

024-03-14.0

Submission Type:

Zoning Applications > Special Use Permit

Last Updated:

August 27, 2026

Submission URL:

<https://app.oncamino.com/syracusenyc/dashboard/submissions/823016/guide>

Contact the agency for more help



(315) 448-8600



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



300 South State St.,
Syracuse

1 Getting Started

Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant



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

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

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

City of Syracuse, Central Permit Office

One Park Place

300 South State St.

Syracuse, NY 13202

2 Apply for a Permit

Pre-Application Conference is Required for Variance

Group: Zoning

Step is Completed By: Applicant

A Pre-Application Conference is required for Variance applications. This meeting is an opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development. Please contact 315-448-8640 to schedule.

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



Special Use Permit Application and Review Process

Group: Zoning

Step is Completed By: Applicant

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

Submit
Internal

Hearing
Decis
Mak

1. Pre-Application Conference

· 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

2. Application Submittal and Processing

· Submit to Office of Zoning Administration along with applicable fees

3. Staff Review and Action

- Applications are not considered complete until all required submittals are received
- Includes evaluation of the application under the State Environmental Quality Review Act (SEQR)
- Staff renders a decision for minor site plan review

4. Scheduling and Notice of Public Hearings

- Not applicable for minor site plan
- The major site plan application shall be scheduled for a public hearing before the City Planning Commission

5. Review and Decision

· For major site plans, the City Planning Commission shall hold a public hearing within 62 days of the determination that the application is complete

6. Post-Decision Actions and Limitations

- The Office of Zoning Administration shall mail a copy of the decision to the applicant
- Site plan approval shall expire if the authorized use or construction has not obtained all necessary permits within one year of approval, or an extension is granted



Special Use Permit Details

Group: Zoning

Step is Completed By: Applicant



Special Use Permit Approval Criteria

Group: Zoning

Step is Completed By: Applicant

A Special Use Permit may be approved only when the applicant demonstrates compliance with all of the approval criteria. The burden of proof is on the applicant to show that the proposed special use permit is compliant. Failure to meet any of the approval criteria shall constitute grounds for denial. Describe below how each of the approval criteria is met and attach all supporting materials.



Required Information



Complete Environmental Assessment Form Part 1

Group: Zoning

Step is Completed By: Applicant

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

4 Required Supplemental Documentation

☒ Upload Photographs of the Project Site

Group: Zoning

Step is Completed By: Applicant

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

☒ Upload Photographs of the Streetscape

Group: Zoning

Step is Completed By: Applicant

Please upload photographs of the streetscape, including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan.

☒ Upload As Built Property Surveys

Group: Zoning

Step is Completed By: Applicant

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

☒ Upload Site Plans

Group: Zoning

Step is Completed By: Applicant

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

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

5 Application Attestation & Signature

☒ Owner/Owner's Agent Certification

Group: Zoning

Step is Completed By: Applicant

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

6 Acknowledgement

☒ Download, Complete, and Upload Power of Attorney

Group: Zoning

Step is Completed By: Applicant

You indicated that you are an authorized agent applying on behalf of the property owner. Please download the attached Durable Power of Attorney, complete it, notarize, and upload back to this step as part of the application.

7 Reviews and Approvals

☐ Zoning Review

Group: Zoning

Step is Completed By: Agency



DPW Traffic Control Review

Group: DPW

Step is Completed By: Agency

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



DPW Transportation Review

Group: DPW

Step is Completed By: Agency

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



Engineering- SWPPP Review

Step is Completed By: Agency



Parks and Forestry Review

Group: Parks

Step is Completed By: Agency

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



Engineering- Mapping Review

Step is Completed By: Agency



Engineering Design and Construction Review

Group: Engineering

Step is Completed By: Agency

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



DPW Sanitation and Sewers Review

Step is Completed By: Agency



Reviews



Zoning Review

Group: Zoning

Step is Completed By: Agency

Questions and Answers

1

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

Yes

No

2

Are you the property owner?

Yes

No

3

Is signage being proposed with this application?

Yes

No

4

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

Yes

No

Data Fields

Special Use Permit

1

Criteria 1

The proposed project consists of the interior renovation and occupancy of an existing commercial building located at 2671 James Street for use as a New York State Office of Cannabis Management (OCM) licensed adult-use retail cannabis dispensary. The proposed use is consistent with the intent and purpose of the MX-2 Neighborhood Center zoning district. The MX-2 district is intended to accommodate neighborhood-serving commercial uses that contribute to a walkable, mixed-use commercial corridor while encouraging reinvestment in existing commercial properties. The proposed dispensary is a retail business that will occupy an existing commercial building without expanding the building footprint or altering the established character of the surrounding neighborhood. The City of Syracuse has identified the proposed use as a Smoking Establishment land use type within the MX-2 zoning district. The project has been designed to comply with all applicable zoning requirements, including building occupancy, parking, accessibility, signage, and all other applicable provisions of the Syracuse Zoning Ordinance. The proposal also supports the goals of the Syracuse Comprehensive Plan by: Reinvesting in an existing commercial property rather than encouraging new greenfield development. Activating an established commercial corridor with a legally permitted retail use. Supporting neighborhood economic development through private investment, job creation, and increased commercial activity. Improving the appearance and utilization of an existing commercial building. Providing a regulated, state-licensed business operating under strict security, operational, and compliance standards established by the New York State Office of Cannabis Management. The project has already received New York State Office of Cannabis Management Site Approval, confirming compliance with applicable state licensing requirements, including required location and distance restrictions. The proposed operation will comply with all applicable state regulations governing security, inventory control, surveillance, employee training, and operational procedures. No significant exterior modifications are proposed beyond building improvements and signage approved through the City's permitting process. The project will utilize the existing parking, access, utilities, and circulation patterns serving the property. Overall, the proposal is consistent with the intent of the Syracuse Zoning Ordinance, the purpose of the MX-2 Neighborhood Center zoning district, the City's Comprehensive Plan, and other applicable municipal policies encouraging reinvestment, economic development, and compatible commercial uses within established commercial corridors.

2

Criteria 2

The proposed use has been identified by the City of Syracuse as a Smoking Establishment within the MX-2 Neighborhood Center zoning district. The project will comply with all applicable provisions of the Syracuse Zoning Ordinance, including all use-specific standards, dimensional requirements, parking, accessibility, signage. The project primarily involves interior renovations to accommodate the proposed retail use and state laws. Any exterior improvements, building modifications, or signage will be completed only after obtaining the required City permits and approvals. In addition to zoning compliance, the project will comply with all applicable requirements of municipal departments having jurisdiction over the development, including but not limited to: City of Syracuse Department of Codes Enforcement, including building permits, occupancy requirements, and issuance of a Certificate of Occupancy. City Fire Department, including compliance with the New York State Fire Code, occupant load, means of egress, fire alarm systems, emergency lighting, and life safety requirements. Department of Public Works and Engineering, if any site improvements or utility modifications are required. Accessibility requirements under the New York State Uniform Fire Prevention and Building Code and the Americans with Disabilities Act (ADA). Sign permitting requirements for all proposed exterior signage. The proposed dispensary will also operate in accordance with all applicable regulations of the New York State Office of Cannabis Management (OCM), including requirements for security systems, surveillance, controlled access, inventory management, product storage, employee training, and operational procedures. The project has already received New York State OCM Site Approval, confirming compliance with applicable state location requirements. The applicant will obtain all required local permits, inspections, and approvals before commencing operations and will continue to comply with all applicable City ordinances and State regulations throughout the life of the business.

3

Criteria 3

The proposed project consists of the occupancy of an existing commercial building at 2671 James Street as a New York State Office of Cannabis Management (OCM) licensed adult-use retail cannabis dispensary. The project represents the adaptive reuse of an existing commercial property and does not include any expansion of the building footprint or significant alterations to the site's existing layout. The proposal is compatible with the surrounding area because it maintains the property's established commercial character and continues the use of an existing retail-oriented building along the James Street commercial corridor. The project is designed to integrate with the existing streetscape by preserving the building's overall appearance and scale while making only limited exterior improvements associated with building maintenance, code compliance, and approved signage. Customer access, parking, and circulation will utilize the existing site infrastructure, minimizing impacts on adjacent properties and public streets. Any exterior improvements or signage will comply with the Syracuse Zoning Ordinance and will be subject to the City's permitting and review process. The proposed dispensary will operate as a professionally managed, state-licensed retail establishment with comprehensive security measures, including controlled building access, surveillance systems, and on-site operational procedures established by the New York State Office of Cannabis Management. These measures are intended to ensure safe operations while minimizing impacts on neighboring businesses and nearby residents. The City of Syracuse has identified the proposed use as a Smoking Establishment within the MX-2 Neighborhood Center zoning district. The project will comply with all applicable zoning requirements, including any residential compatibility and separation standards applicable to the property. The proposed operation is consistent with the commercial character of the surrounding neighborhood and will contribute to the continued productive use and reinvestment of an existing commercial property. Overall, the proposal is compatible with the surrounding area in terms of appearance, State and local law, design, scale, and operation, while supporting the continued revitalization of the James Street commercial corridor.

4

Criteria 4

The proposed project consists of the adaptive reuse of an existing commercial building located at 2671 James Street as a New York State Office of Cannabis Management (OCM) licensed adult-use retail cannabis dispensary. The proposal will utilize an existing commercial property without expanding the building footprint or substantially altering the existing site configuration. The project is compatible with the surrounding neighborhood because it maintains the established commercial use of the property and contributes to the continued investment and productive reuse of an existing commercial building along the James Street corridor. The proposal does not introduce an industrial or high-intensity use and is not expected to generate impacts beyond those typically associated with neighborhood-serving retail businesses. The proposed use will not impede the continued development or redevelopment of the surrounding area. Instead, the project supports the City's economic development objectives by reinvesting in an existing commercial property, increasing occupancy of a currently underutilized commercial site, creating employment opportunities, and contributing to the long-term vitality of the neighborhood commercial corridor. The dispensary will operate under the comprehensive regulatory framework established by the New York State Office of Cannabis Management, including strict requirements governing security, surveillance, inventory control, controlled access, employee training, and operational procedures. These operational standards are intended to promote public safety and minimize potential impacts on neighboring businesses and nearby residents. The proposal is not expected to adversely affect existing land uses within the immediate vicinity. Existing parking, access, utilities, and circulation patterns will continue to serve the property, and no substantial exterior changes are proposed beyond improvements subject to City review and approval. To the applicant's knowledge, the project will not adversely impact any properties possessing unique cultural, historical, geographical, or architectural significance. No demolition of historically significant structures is proposed, and the existing character of the surrounding streetscape will be maintained. Overall, the proposed project represents a compatible commercial redevelopment that supports continued investment in the neighborhood while preserving the character and integrity of the surrounding area.

5

Criteria 5

The proposed project consists of the occupancy of an existing commercial building located at 2671–2673 James Street as a New York State Office of Cannabis Management (OCM) licensed adult-use retail cannabis dispensary. The proposal does not include expansion of the building footprint, changes to the existing site layout, or modifications to existing vehicular access points. The project is expected to generate traffic patterns comparable to other neighborhood-serving retail establishments permitted within the MX-2 Neighborhood Center zoning district. (i) Parking and Loading Facilities The project will utilize the existing on-site parking facilities and loading areas serving the property. Customer and employee parking will remain on-site and will comply with applicable provisions of the Syracuse Zoning Ordinance. Management and some employees will re locate to the area which will reduce parking needs for employees. Product deliveries will be scheduled during normal business operations and will occur using existing loading and service areas without interfering with customer circulation or adjacent properties. Deliveries are in small, unmarked vans or cars. (no trucks will be delivering during operation. Some trucks will drop off materials during interior fit out. (ii) Pedestrian Rights-of-Way Existing sidewalks and pedestrian

access routes will remain unobstructed. Customers will access the building through established entrances connected to the existing public sidewalk network. The project does not propose alterations that would reduce pedestrian safety or accessibility. All accessible routes will comply with applicable ADA and New York State Building Code requirements. (iii) Traffic Regulatory Devices The project will continue to utilize the existing traffic control devices serving the property and surrounding roadway network. No modifications to traffic signals, signs, or other traffic control devices are proposed. Any additional regulatory signage required by the City will be installed as part of the permitting process. (iv) Ingress and Egress The existing vehicular ingress and egress points will remain unchanged. These access points have historically served commercial uses at the property and provide safe and efficient access for customers, employees, deliveries, and emergency responders. No additional curb cuts or driveway modifications are proposed. (v) Emergency Vehicle Access The existing site provides adequate access for emergency vehicles. Fire lanes, access aisles, and maneuvering areas will remain unobstructed in accordance with applicable Fire Code requirements. The project will comply with all requirements of the Syracuse Fire Department regarding emergency access, building occupancy, life safety systems, and fire protection equipment. (vi) Snow Storage Snow removal and storage will continue to utilize existing designated areas on the site. Snow management practices will ensure that parking spaces, drive aisles, pedestrian walkways, fire lanes, building entrances, and site visibility remain unobstructed throughout the winter season. (vii) Adjacent Roadways The property is located along James Street, an established urban commercial corridor designed to accommodate neighborhood commercial traffic. The proposed use is consistent with the existing traffic characteristics of the corridor and is not anticipated to create significant increases in traffic volumes or operational impacts. Customer trips associated with the dispensary are expected to be similar to those generated by other retail businesses within the corridor. Overall, the proposal utilizes existing site infrastructure, parking, circulation patterns, and access points without requiring substantial modifications. The project is not expected to adversely affect the orderly flow of pedestrian or vehicular traffic and will comply with all applicable requirements of the Syracuse Zoning Ordinance, the City of Syracuse, and other agencies having jurisdiction.

6 Criteria 6

The proposed use will not create hazards, nuisances, or adverse impacts to surrounding properties. The business will operate entirely within an enclosed building and will not include outdoor sales, outdoor consumption, outdoor storage, or outdoor product display. The project does not involve manufacturing, cultivation, or on-site cannabis consumption. Operations will comply with all applicable requirements of the New York State Office of Cannabis Management, including comprehensive security measures such as controlled customer access, continuous video surveillance, intrusion alarm systems, secure product storage, inventory tracking, employee training, and strict operational procedures. These requirements provide a high level of public safety and accountability. The project will also comply with all applicable provisions of the Syracuse Zoning Ordinance, the New York State Uniform Fire Prevention and Building Code, applicable fire and life safety requirements, and all conditions imposed by the City's Building, Fire, and Codes Enforcement Departments. The proposal does not create new alleyways, access corridors, or site conditions that would encourage illegal parking, illegal dumping, loitering, or other nuisance activities. Existing parking areas, pedestrian access routes, drive aisles, and emergency access will remain in place and continue to function as designed. Property maintenance, refuse collection, lighting, snow removal, and exterior maintenance will be managed to maintain a clean, safe, and attractive site. Because the project occupies an existing commercial building without substantially changing the site's physical configuration or intensity of development, it is not anticipated to create adverse impacts on neighboring properties or the surrounding community. The proposed use represents a professionally managed, highly regulated retail business that supports continued investment in the James Street commercial corridor while protecting the health, safety, and welfare of residents, visitors, employees, and the general public.

7 Criteria 7

The proposal will utilize the existing building and site without expanding the building footprint or substantially modifying the existing development pattern. The project will not hinder or discourage the continued development, redevelopment, or productive use of adjacent properties. The proposed use is compatible with the established commercial character of the James Street corridor and represents continued investment in an existing commercial property. By occupying and improving an existing building, the project contributes to the vitality of the surrounding business district and supports long-term economic investment in the neighborhood. No significant changes are proposed to the height, massing, or architectural scale of the existing building. Existing setbacks, parking areas, access drives, sidewalks, and site circulation will remain substantially unchanged. The proposal does not include walls, fences, screening, or other site features that would negatively affect neighboring properties or interfere with adjacent development opportunities. Landscaping and site maintenance will be maintained in a manner that complements the surrounding commercial corridor and preserves an attractive streetscape. Because the project reuses an existing commercial structure and does not introduce a higher-intensity land use or incompatible site design, it is not expected to impair the value or use of adjacent properties. Instead, the project represents continued private investment in the property, supports occupancy of an existing commercial building, and contributes positively to the ongoing revitalization of the James Street commercial corridor. Overall, the proposal is compatible with surrounding development and will not adversely affect neighboring properties through its location, design, scale, landscaping, or site improvements. It supports the orderly development and long-term economic health of the surrounding neighborhood.

8 Criteria 8

The proposed occupancy is not expected to place unusual or excessive demands on these systems beyond those associated with a typical neighborhood-serving commercial establishment. The building will comply with all applicable provisions of the New York State Uniform Fire Prevention and Building Code, applicable fire and life safety requirements, and all conditions of approval required by the City's Codes Enforcement and Fire Departments. State and local required fire alarm systems, emergency lighting, exit signage, fire extinguishers, and other life safety features will be installed and maintained in accordance with applicable codes. The dispensary will operate under the comprehensive security requirements established by the New York State Office of Cannabis Management, including controlled customer access, continuous digital video surveillance, intrusion alarm systems, secure product storage, inventory control, and employee training. These measures supplement municipal public safety services and promote the safe operation of the facility.

General Project Information

1 Nature and Extent of Special Use Requested

Legal Cannabis Special Use permit. State approved the location, now we would need to do all the steps for the city. Smoking Establishment land use type in the MX-2 zone district

2 Has the owner obtained a certificate of use?

Yes

3 Proposed Number of Dwelling Units (if applicable)

0.0

4 Current Number of Dwelling Units (if applicable)

1.0

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

Smoking establishment

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

Minor Site map approval

7 Proposed Onsite Parking

Yes -13

8 Current Onsite Parking

Yes -13

9 Proposed Hours of Operation

9 - 8 M-Th, 9-9 Fr / sat, Sun 10-6

10 Current Hours of Operation

None

11 Proposed Use of the Property
Legal Cannabis Retail Dispensary

12 Current Use of the Property
Insurance Agent

13 Lot Size (sq ft)
10,136.70

14 Business/Project Name
Yerba Gardens LLC

Disclaimer

This PDF was generated on August 27, 2026 and may be out of date.



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

Owner/Owner's Agent Certification

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

Print owner's name: Jan F Nastri

Signature: *See Attached*

Date: 07/07/2026

Mailing address: 2501 James St Suite 110 Syracuse, NY 13206

Phone: 315-437-1037

Email:

Print applicant's name: Yerba Gardens LLC

Signature: *See Attached*

Date: 07/07/2026

Mailing address: 590 Route 211 E Middletown, NY 10941

Phone: 845-866-3348

Email:

Print authorized representative's name (if applicable):
louis dicostanzo

Signature: *See Attached*

Date: 07/07/2026

Mailing address: 590 Route 211 E Middletown, NY 10941

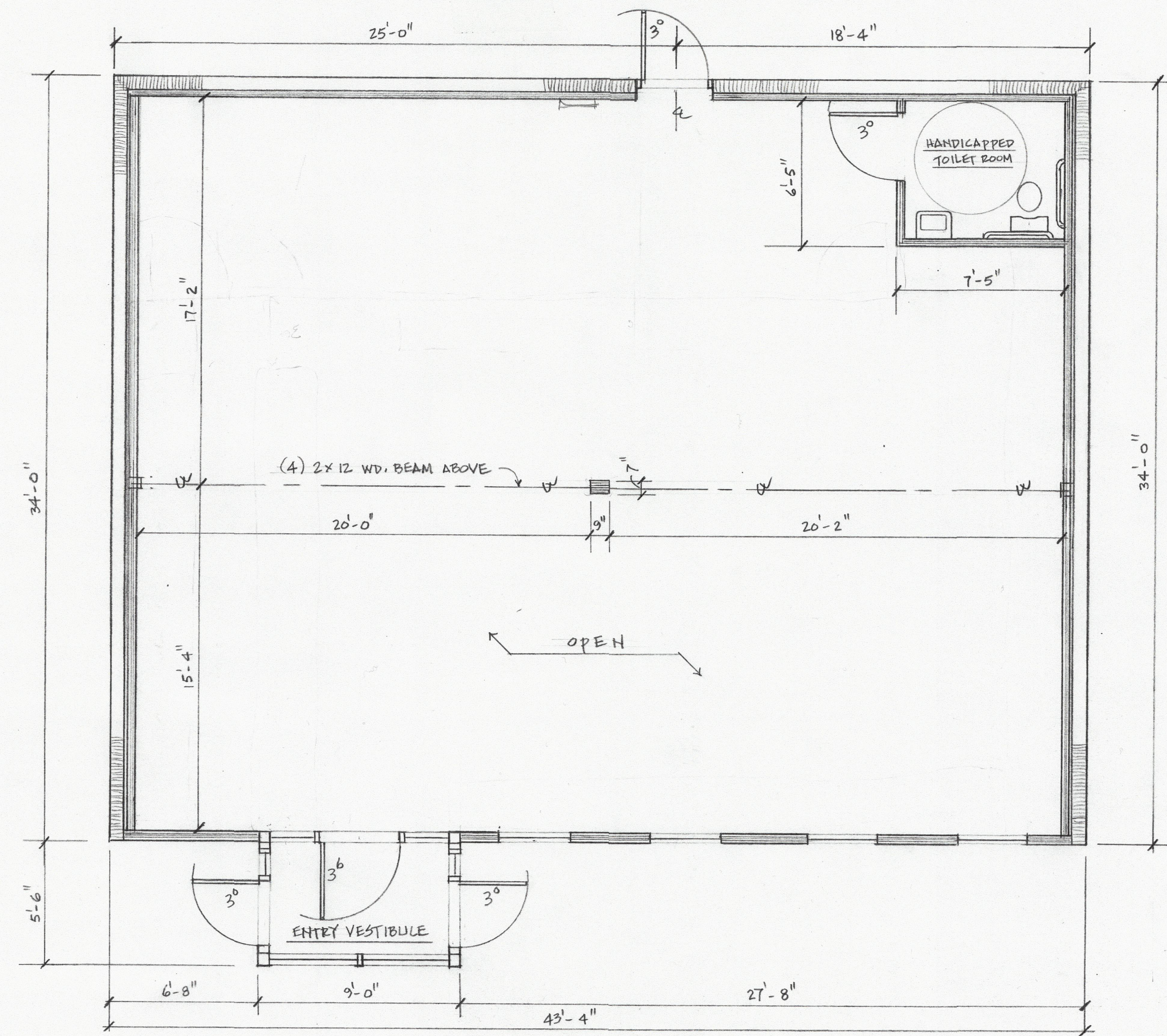
Phone: 845-866-3348

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:

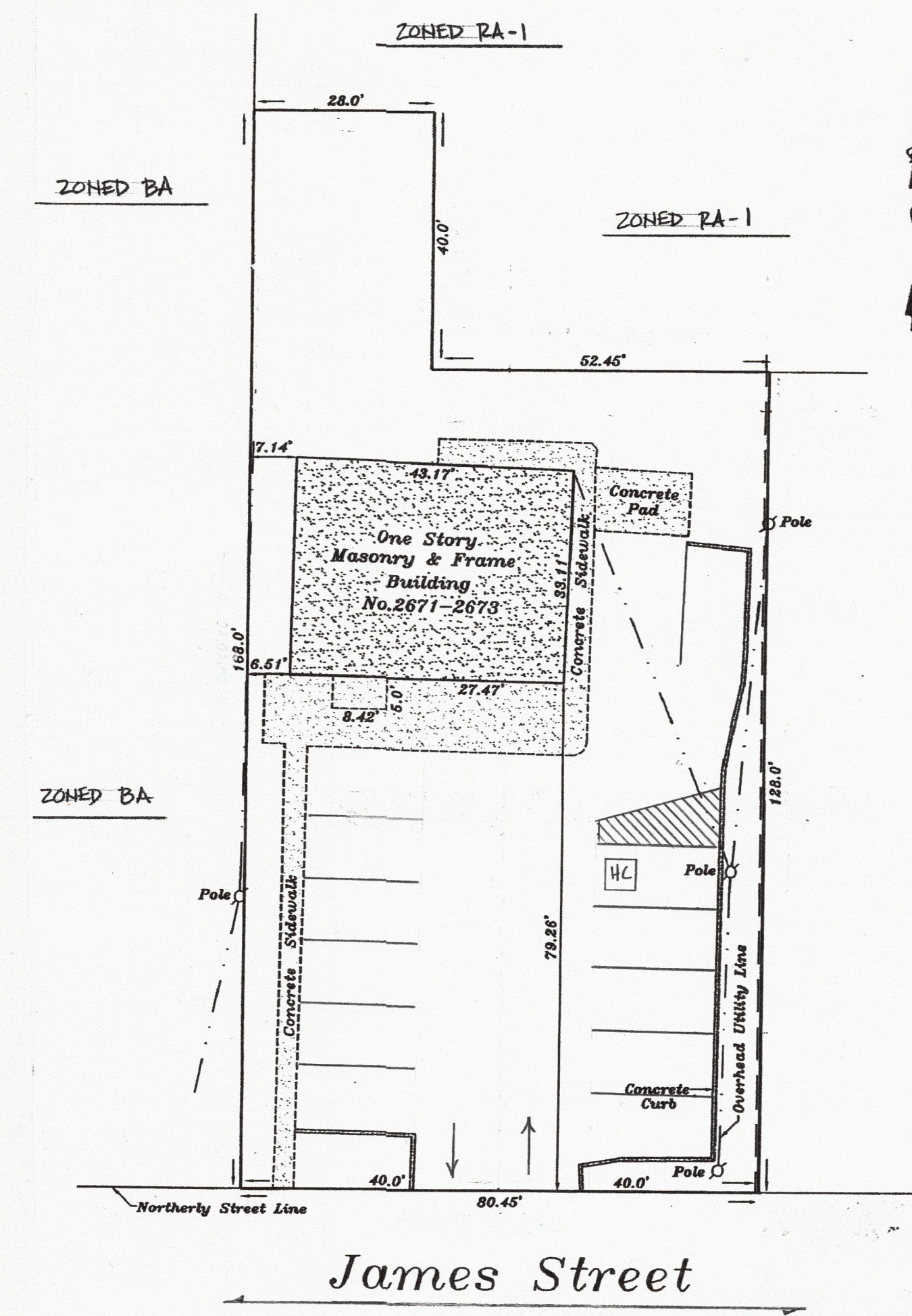
- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**
- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on 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.**



FLOOR PLAN

SCALE: 1/4" = 1'-0"

1,523 GROSS SQ. FEET



SITE PLAN

SCALE: 1" = 20'-0"

COMMERCIAL BUILDING
2671 - 2673 JAMES STREET
SYRACUSE, NEW YORK

1 OF 1

REVISIONS:

DATE:	12/1/20
DESIGNED BY:	PLA
DRAWN BY:	PLA
SCALE:	1/4" = 1'-0"
PROJECT NO.:	1505
DATE:	12/1/20
DESIGNED BY:	PLA
DRAWN BY:	PLA
SCALE:	1/4" = 1'-0"
PROJECT NO.:	1505

ROBERT C. ABBOTT JR.
ARCHITECT
100 JAMES STREET
SYRACUSE, N.Y. 13203
(315) 487-1007

Cannabis Retail Dispensary Notes:

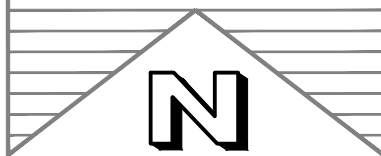
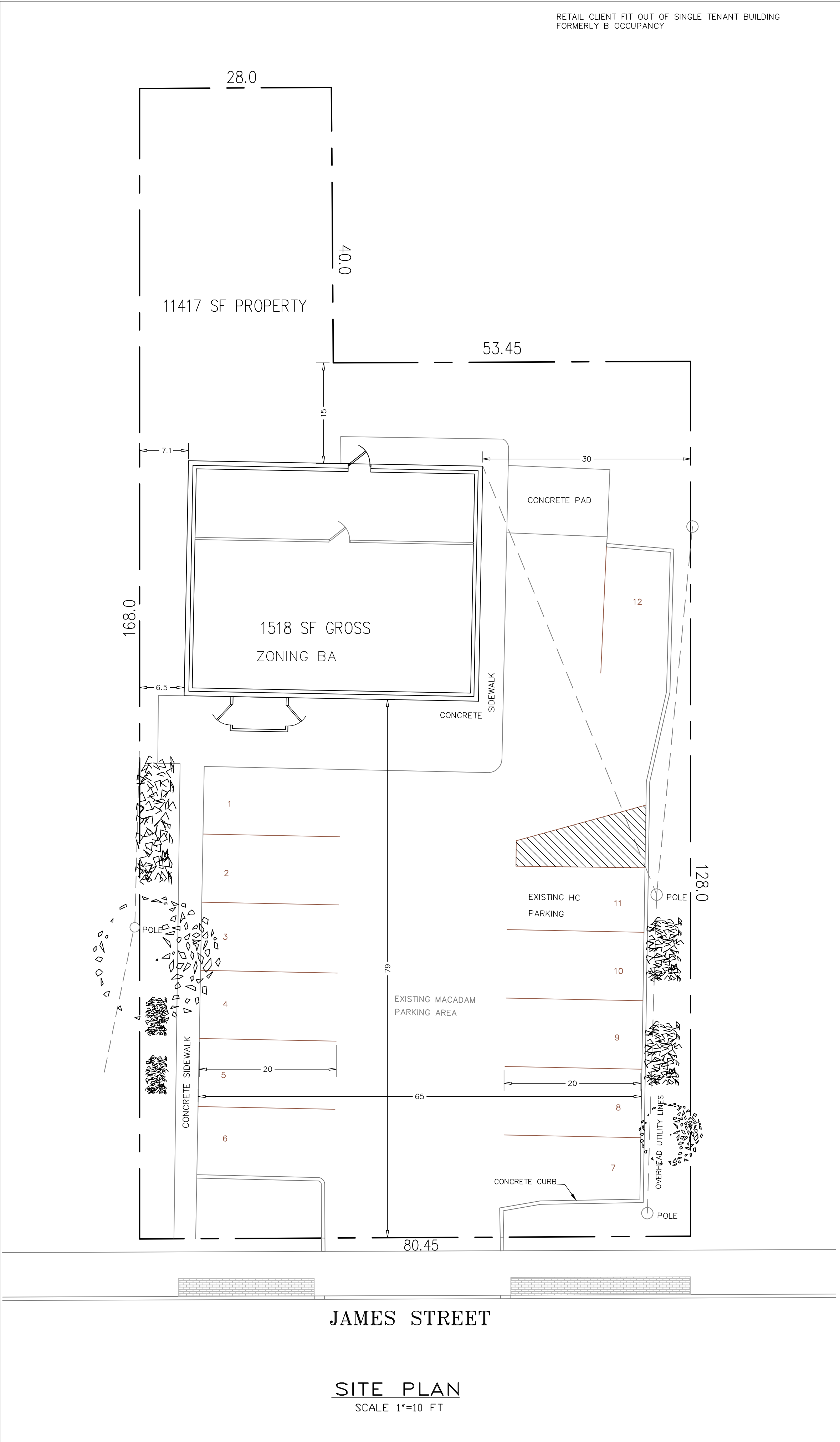
THE FOLLOWING RESTRICTIONS & REQUIREMENTS APPLY TO THE PROPOSED CANNABIS RETAIL DISPENSARY LOCATED IN BUILDING 1:

- 1) ALL PRODUCTS CONTAINING CANNABIS SHALL BE STORED IN STATE-APPROVED VAULTS.
- 2) ALL DISPLAY ITEMS SHALL BE STORED IN LOCKED CASES ACCESSIBLE ONLY BY SALES ASSOCIATES AND MANAGEMENT OF THE STORE.
- 3) NO SMOKING OR CONSUMPTION OF ANY PRODUCT CONTAINING CANNABIS OR CANNABIS-RELATED PRODUCTS SHALL BE PERMITTED ON THE PREMISES.
- 4) NO BURNING OF ANY PRODUCT CONTAINING CANNABIS OR CANNABIS-RELATED PRODUCTS SHALL BE PERMITTED ON THE PREMISES OF A CANNABIS RETAIL DISPENSARY.
- 5) ALL SIGNAGE, TEMPORARY OR PERMANENT, SHALL BE FREE OF ANY LOGOS CONTAINING CANNABIS OR CANNABIS RELATED IMAGERY.
- 6) ALL PRODUCTS CONTAINING CANNABIS SHALL BE PRE-PACKAGED AND ODOR-CONTAINED.
- 7) SECURITY AT THE STORE SHALL EXCEED NEW YORK STATE OFFICE OF CANNABIS MANAGEMENT (NYOS OCM) FOR CAMERA PLACEMENT, RECORDING DURATION, ACCESS CONTROL, AND ALARM SYSTEMS.
- 8) OPERATING HOURS SHALL BE:
MONDAY THROUGH THURSDAY: 10 AM TO 8 PM
FRIDAY AND SATURDAY: 10 AM TO 9 PM
SUNDAY: 10 AM TO 8 PM
- 9) A SIGN SHALL BE HUNG AT THE POINT OF SALE IN A CONSPICUOUS PLACE THAT WARNS OF THE DANGERS OF CANNABIS, CANNABIS-RELATED PRODUCTS, TOBACCO, OR TOBACCO-RELATED PRODUCTS. SAID SIGN SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING STATEMENT: "WARNING: THE PRODUCTS YOU ARE ABOUT TO PURCHASE MAY CONTAIN NICOTINE, WHICH IS AN ADDICTIVE CHEMICAL."

NOTE:
THIS IS NOT A SURVEY. ONLY LICENSED SURVEYORS CAN LEGALLY LOCATE, MEASURE AND MARK PROPERTY BOUNDARIES. LOCATIONS OF PROPERTY LINES AND IMPROVEMENTS ARE BASED ON OWNER'S SUPPLIED INFORMATION.
ACTUAL LOCATIONS FOR THE IMPROVEMENTS ON THE PROPERTY ARE THE RESPONSIBILITY OF THE OWNER UNLESS A LICENSED SURVEYOR HAS PERFORMED THE WORK.

PARKING SUMMARY	
RETAIL interior space PROVIDED	1301 SF REQ. 7 SPACES 12 SPACES

EXISTING SETBACKS (NO EXTERNAL CHANGES)
FRONT SETBACK 74 FT
EAST SIDE SETBACK 30 FT
WEST SIDE SETBACK 7 FT
REAR SETBACK 15 FT



North Engineers
&
Design Associates

160 GOAT HILL RD
SAUGERTIES, NY 12477
(845) 331-0028

Michael E. North PE
www.northengineers.com



CANNA PLANET
James Street

2673 JAMES STREET
SYRACUSE N.Y.

NEW TENANT
FIT OUT

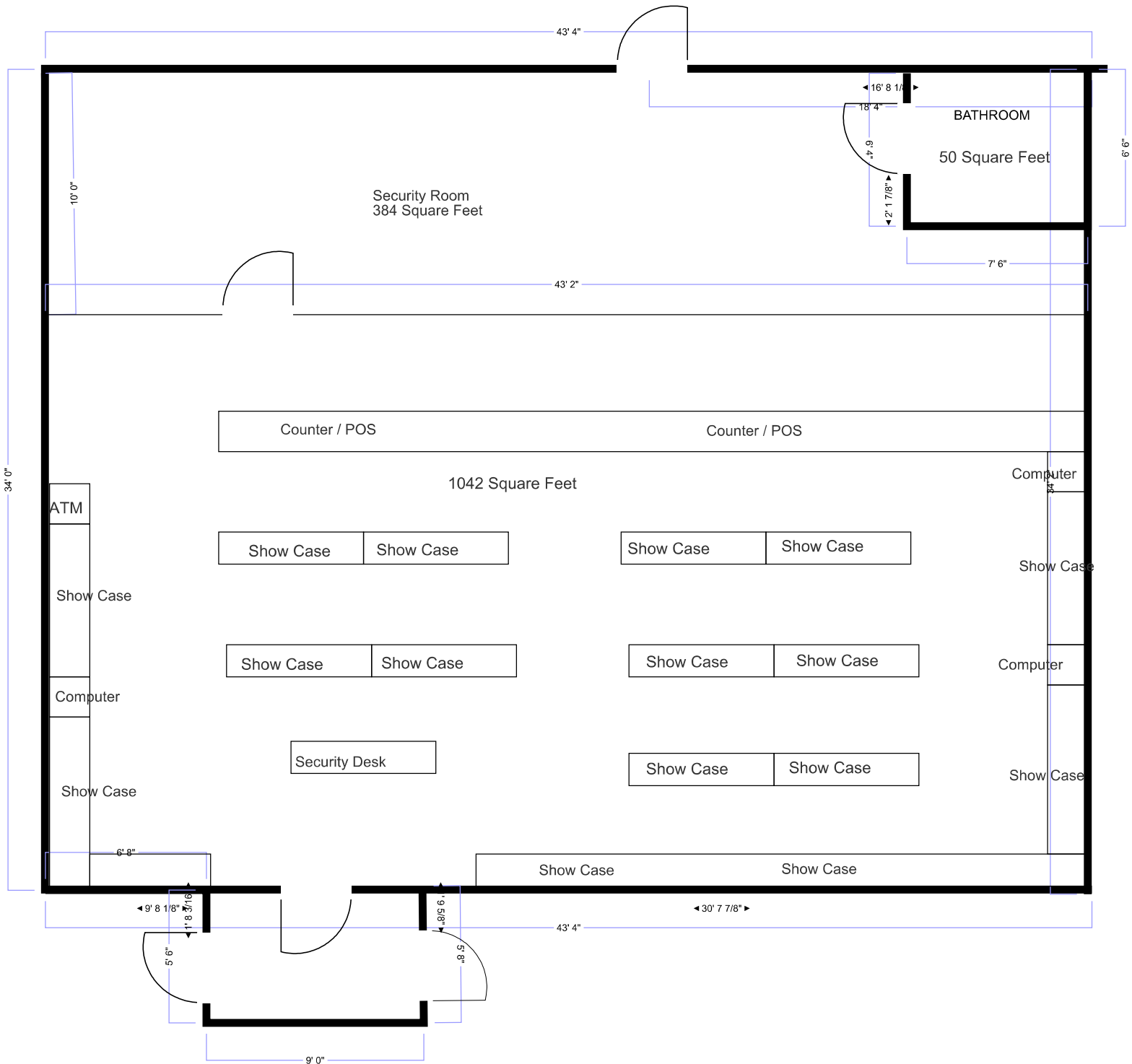
Scale:
AS NOTED
Drawn By:
M North

DATE
JUNE 16, 2026

DESIGN PLANS
BUILDING PERMIT

C-1

SITE PLAN



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

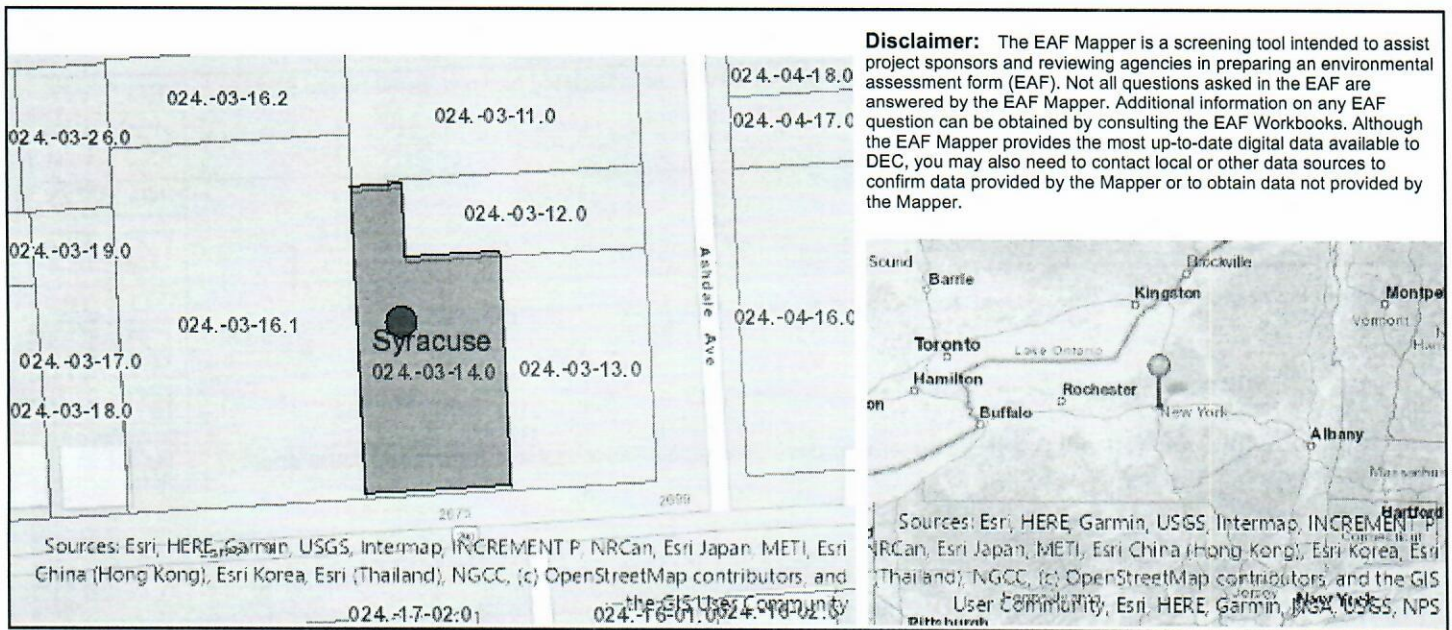
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Yerba Gardens LLC, Canna Planet			
Project Location (describe, and attach a location map): 2671 James Street, Syracuse, NY 13206 (City of Syracuse, Onondaga County)			
Brief Description of Proposed Action: The proposed action consists of minor modifications to the existing tenant space located at 2671 James Street, Syracuse, NY 13206 (City of Syracuse, Onondaga County). No changes to site work, building footprint, or exterior structural elements are proposed. The scope of work includes updating the existing exterior signage to comply with New York State Cannabis Control Board and New York State Office of Cannabis Management requirements, as well as applicable City of Syracuse sign regulations. Limited interior fit-out work will be performed to meet New York State OCM regulations and applicable City of Syracuse building and fire code requirements. No changes to parking, landscaping, drainage, or utilities are proposed. The project will be entirely contained within the existing building envelope and will not result in any increase in impervious surface coverage or any modifications to site access.			
Name of Applicant or Sponsor: Yerba Gardens LLC, Canna Planet		Telephone: 845-866-3348	
Address: 590 Route 211 E		E-Mail:	
City/PO: Middletown		State: NY	Zip Code: 10941
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 ☐ YES ☒
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: OCM State Cannabis Management			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action? _____ .24 acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☒	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
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?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
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: _____ _____ _____			

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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	☒	☐
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
	☒	☐
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
	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Louis DiCostanzo</u> Date: <u>7/14/26</u> Signature: <u></u> Title: <u>Representative</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project: SP-2026-50

Date: 8/31/2026

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project: SP-2026-50

Date: 8/31/2026

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse City Planning Commission Name of Lead Agency	8/31/2026 Date
Steven Kulick Print or Type Name of Responsible Officer in Lead Agency	Chairperson 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 - 08/25/2026
Tax Map #: 024.-03-14.0
Owners: Jan F Nastri
Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
2671-73 James St	11/18/71	Project	SP - Restaurant	Approved	SP-71-12 Restaurant (Dunkin Donuts)
2671-73 James St	04/06/15	Completed Complaint	Sewer Back Up	Completed	2015-06917 B/U
2671-73 James St	05/04/22	Inspection	Complaint Inspection	In Progress	
2671-73 James St	05/09/22	Inspection	Complaint Inspection	In Progress	
2671-73 James St	05/25/22	Inspection	Complaint Inspection	No Progress	
2671-73 James St	06/02/22	Inspection	Complaint Inspection	In Progress	
2671-73 James St	06/16/22	Inspection	Complaint Inspection	In Progress	
2671-73 James St	07/20/22	Completed Complaint	Building W/O Permit	Closed - Risk	2022-03626 sign on building advertising a massage/spa.
2671-73 James St	07/20/22	Inspection	Complaint Inspection	In Progress	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

SP-2026-50

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Noah Garcia	See Staff Report
Planning Commission	In Review		
DPW Traffic Control	Not Applicable	Charles Galfrancesco	
DPW Transportation	Conditionally Approved	Mason Molesso	Conditions of Approval: • Applicants shall restore leadwalk located along western side of parking as conditions of DPW Transportation approval. Leadwalk shall be 5' wide or greater, meet ADA compliance as well as city specs, and be physically separated from the parking area. Leadwalk shall be curbed (or similar durable fixed barrier) shall be provided as separation between parking and leadwalk.
Engineering- SWPPP	Not Applicable	Mirza Malkoc	- Applicant is not proposing to do any site work
Parks and Forestry	Approved	Jeff Romano	
Engineering - Mapping Review	Approved	Ray Willis	Work should have no impact on Mapping Division assets in the area. The proposed work appears to be contained to private property. Any work inside of the ROW would require specialized reviews and permits. Do not deviate from the proposed work without prior written review and authorization from all reviewing departments.
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	• 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. • Onondaga County Plumbing Control shall review and approve the plans as well. • Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit.
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	Any plumbing work will require permits through WEP Plumbing Control Div.
Landmark Preservation	Not Required	Kate Auwaerter	Not NR Listed