



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-2026-30</i>	<i>Staff Report – August 10, 2026</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	814 Wolf Street, Syracuse, NY 13208 (Tax Map ID: 003.-10-02.0)
<i>Summary of Proposed Action:</i>	The applicant is requesting Special Use Permit approval to establish and operate a cannabis retail dispensary under the “Smoking Establishment” land use type within an existing two-story building. The subject property is located within the Neighborhood Center (MX-2) Zone District, where a “Smoking Establishment” is permitted by Special Use Permit. The proposed business will operate under the name “NY Headstash”. Site changes are proposed; the dispensary will be built out of the existing structure, façade alterations and siding are proposed. Windows will be added along the front and façade on the side of the parking lot to meet transparency requirements. The second floor will remain vacant as stated by the applicant’s representative. The proposed hours of operation will be 11am-7pm Monday through Thursday, 11am-9pm Friday through Saturday, and 12pm-5pm on Sundays. The applicant did not respond before the completion of this report if on-site consumption is proposed. Total site area: 0.14 Acres / 6,203 SF
<i>Owner/Applicant</i>	Owner: Timothy P. Bragan & Timothy J. Bragan Applicant: Equity Max Property Management, Inc. (Patrick Reynolds, Authorized Agent) Representative / Architect / Surveyor: Ianuzi & Romans Land Surveying, P.C. (Timothy J. Coyer, L.S.) / FI Architecture, PLLC (F. Zavaglia)
<i>Existing Zone District:</i>	Neighborhood Center (MX-2) Zone District
<i>Surrounding Zone Districts:</i>	North: Neighborhood Center (MX-2) Zone District South: Neighborhood Center (MX-2) Zone District East: High Density Residential (R5) Zone District West: Neighborhood Center (MX-2) Zone District (across Wolf Street)
<i>Companion Application(s)</i>	MiSPR-2026-60 Minor Site Plan Review to establish “Smoking Establishment” land use type. - In Review
<i>Scope of Work:</i>	Exterior work: Exterior alterations include front and side façade modifications, featuring the installation of new windows on the front and side elevations to meet ground floor transparency requirements. Prior to application submittal, the exterior color of the existing building was changed from white to dark blue by installing new siding, and a stone façade was added to the front portion of the building. No permits were found for these changes. Improvements are also proposed to the parking lot and public sidewalk to accommodate vehicle and pedestrian traffic in accordance with Department of Public Works (DPW) and other municipal agency comments. Four (4) striped, 45-degree angled parking spaces will be established on the north side of the building.

	Interior work: The interior first floor of the existing 1,770 SF structure will be built out for a cannabis retail dispensary. The front portion of the floor plan consists of a 286 SF lobby providing customer entry and exit to a 572 SF central retail floor. Behind the retail floor is a 286 SF cashier area equipped with two cash registers, a restroom, and an employee break area. A 345 SF secure storage area will be located in the far rear of the building to hold merchandise. Access to the cashier area and rear storage room will be strictly restricted to authorized personnel only. CPTED Compliance & Security: The applicant will need a Crime Prevention Through Environmental Design (CPTED) survey, which will be made a condition of Special Use Permit approval within 12 months of issuance. The interior and exterior of the building will be monitored by security cameras illustrated across 16 locations on the site and floor plans. The parking area is designed with angled spaces to ensure safe ingress and egress, and employee parking is designated in the rear area separate from customer parking (see conditions of approval for paving requirements).
<i>Facts on Project:</i>	<u>Current Building Conditions & Nonconformities</u> The property is currently developed with an existing two-story wood frame commercial/mixed-use building, an asphalt parking lot, concrete walkways, and minor green space/gravel areas. The existing structure complies with the MX-2 building height requirement of a 2-story minimum and 3-story maximum. No legal nonconformities were identified by staff regarding lot size, building placement, or lot coverage. The second floor will be vacant and will not have a dwelling unit, per the applicant's response to staff inquiry. <u>Dimensional Standards</u> Lot Area & Width: The existing lot area is 6,203 SF (no minimum area required in MX-2), and the lot width is 63 FT, which conforms to the 50 FT minimum requirement. Setbacks: The structure conforms to all setback requirements in the MX-2 Zone District. 1. The front setback is 0 FT (0 FT minimum required); 2. The north side setback adjacent to Lot 20 is 23.1 FT (0 FT minimum required); 3. The south side setback opposite Lot 20 is 5.27 FT (0 FT minimum required); 4. The rear setback is 22.1 FT (no minimum required for mixed-use unless adjacent to a residential district, meeting separation standards). Lot Coverage: Maximum allowable lot coverage for all non-natural surfaces and structures in the MX-2 Zone District is 85%. The proposed project provides a total lot coverage of 5,024 SF (81%), which complies with the ordinance. This total is comprised of:

- 1,770.5 SF structural coverage (28.5%): including all buildings
- 2,988.5 SF parking surface coverage (48.2%): including paved and gravel
- 265 SF of other concrete/surface coverage (4.3%): includes the concrete walk in the side and rear of the structure

Use Specific Standards & Compatibility

No use specific standards exist for the “Smoking Establishment” land use type.

Local Land Use and Residential Compatibility

- The site is in the Neighborhood Center Mixed Use Zone District (MX-2), where the commercial use types including “Smoking Establishment” are permitted by Special Use Permit, which diversifies the land uses at this section of Wolf St., where currently lots primarily contain a mix of residential land uses, auto repair, food and beverage, service establishments and industrial land uses. Further north along Wolf St., the land uses consist of larger industrial land uses. The introduction of retail for this “Smoking Establishment” land use type would not conflict with existing land use types and is sufficiently distant from residential uses and zones to have little to no impact on them.

Off-Street Parking and Loading

- General retail uses require 1 parking space per 300 SF of floor area, resulting in a baseline requirement of 6 spaces. Applying the allowable 30% transit reduction due to proximity to public transportation reduces the parking requirement to 4 spaces. The applicant proposes four striped customer parking spaces on the north side of the building, fully satisfying the zoning requirement. An additional 2 to 3 unstriped parking spaces for employees are identified in the rear of the site.

Landscaping, Buffering, and Screening

- No new landscaping or site grading changes are proposed at this time. Existing non-natural surface coverage is at 81%, nearing the 85% maximum limit for the district.

Site, Building Design, and Exterior Lighting

- The current frontage is directly adjacent to the sidewalk and in the right of way, any work within the ROW would require Department of Public Works review and approval.
- The sidewalk is in poor repair, and repairs have been proposed by the applicant.
- The front façade was altered with new faux-stone siding. Ground floor windows are proposed in response to transparency requirements.

Signage

- Signage is not proposed in the special use permit, previous signage, now removed on the front façade is a single wall sign that measures 96’’ by 48’’ totaling 32 SF of area. The sign exceeds the maximum of 15 SF wall signs per facade in the MX-2 Zone District. The current sign was the subject of a

	rejected sign permit application: SIGN-2026-12 submitted on 2/12/2026. The permit was rejected as the site did not have land-use approval. Staff requested the applicants apply for a Site Plan Review and Special Use Permit (the subject of this application). The unpermitted sign existed when the photos were taken for this application. - Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable. <u>Historic Preservation</u> - This property is not on the City’s Historic Properties list. <u>Additional Standards, Building Placement, and Transparency</u> - The existing building does not have sufficient first floor transparency to meet the required 30%. After staff comments, the applicants have proposed façade alterations on the front and parking side of the buildings to add windows to meet the 30% transparency requirement. <u>Active Code Enforcement Cases</u> - On 7/16/2025 the Owners were cited for work without permits. Unpermitted work included exterior and interior renovations to the 814 Wolf St structure.
<i>Staff Analysis:</i>	Consistency with the Intent of the Zoning Ordinance & Comprehensive Plan and Other City Policies: The purpose of the MX-2 District is to provide a pedestrian-friendly, transit-supportive use that offer goods and services to surrounding neighborhoods while preserving streetscape character. The proposed retail dispensary aligns with this intent by utilizing an existing building along a municipal bus route. Compatibility with the Surrounding Area: The proposed establishment is compatible with surrounding commercial and residential land uses. The building meets all dimensional standards of the MX-2 District, and facade renovations have been designed to abide by municipal transparency requirements. Impacts on Pedestrian and Vehicular Traffic: The retail dispensary is expected to attract walk-in customers from nearby residential neighborhoods and public transit users via the adjacent bus stop at 4th North Street and Wolf Street. Vehicular traffic will be supported by the 4 on-site customer parking spaces. To prevent ambiguous traffic movements and ensure pedestrian safety, the City Department of Public Works (DPW) has mandated that the driveway opening be properly channelized to a maximum width of 24 feet and

	that the parking area be physically separated from the public sidewalk using durable fixed vertical objects such as concrete-filled bollards. Minimization of Adverse Impact on Health, Safety, and Welfare: The proposed use minimizes adverse impacts on public health, safety, and welfare through restricted operating hours (closing at 7:00 PM Monday through Thursday and 9:00 PM Friday and Saturday), preventing late-night noise or neighborhood disruption. Site security includes 24/7 video surveillance, a rear secure room, and restricted employee-only access zones. Compliance with required DPW sidewalk repairs and CPTED recommendations will further improve site safety. Impacts on Development of the Subject Property and the Use of Adjacent Land and Buildings: The project proposes interior buildout and exterior facade/parking improvements without expanding the building footprint or narrowing existing alleyways or rights-of-way. The improvements will reestablish order in the existing parking lot and rehabilitate a commercial building without negatively impacting adjacent residential or commercial structures. Adequate Supporting Service: The site is adequately served by existing municipal water, sewer, and transportation infrastructure. The applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Plumbing Control Division before applying for the building permit.
Staff Recommendation:	Staff recommends approving this project.
<i>Recommend conditions if approved:</i>	1. The applicant shall comply with the general conditions for Special Use Permit approval. 2. The property and business owner are required to complete a CPTED survey and comply with all security and site recommendations within twelve (12) months of the approval of the Special Use Permit. 3. The business is required to maintain state and local licenses and certificates during the operation of the business. 4. The owners apply for retroactive permits for all unpermitted work completed on-site. 5. The rear gravel area marked on the site plans must be paved if it will be utilized for employee parking, as noted in the site plans. 6. No additional non-natural land coverage is permitted without prior consultation with the Office of Zoning Administration, as the current non-natural land coverings (81%) are near the limit of what is permitted in the MX-2 Zone District. 7. All construction located within the public right-of-way (R.O.W.) shall require a separate permit and must be executed in accordance with City of Syracuse standards and specifications.

	8. The driveway and curb-cut must conform to the typical City allowance of a 24-foot maximum width at the street opening and be properly channelized to provide a safe entry and exit area. 9. The parking area must be clearly defined and physically separated from the public sidewalk using buffers and durable fixed vertical objects, such as concrete-filled bollards (wheel stops are not sufficient on their own). 10. The applicant shall repair all hazardous conditions on the property and associated public right-of-way, including replacing poor-condition concrete sidewalk flags to meet City specifications and removing vegetation from expansion joints. 11. The applicant shall receive a sewer capacity assurance letter from the Onondaga County WEP Department before applying for a municipal building permit, and all plumbing plans must be reviewed and approved by Onondaga County Plumbing Control. 12. Any site work or parking lot grading will require a separate permit and a grading plan to ensure stormwater runoff does not flow onto the public sidewalk.
<i>Zoning Procedural History:</i>	n.d. /1936 Originally zoned Business A (BA) 8/17/1988 Zoned BA, 1 Business & 1 Apartment
<i>Summary of Zoning History:</i>	The property was originally zoned Business A; in 1940 the current building was erected. The rear section of the building was at one point used for retail space and the primary section was residential. In 1988, a zone check was performed, and the building held 1 business and 1 apartment.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lot had an unpermitted sign which the applicant has stated has since been removed. Upon receiving a special use permit, the applicant shall apply for a sign within the standards permitted by the Syracuse Zoning Ordinance.
<i>Summary of Changes:</i>	This is not a continued application.

<i>Property Characteristics:</i>	<u>Existing property characteristics</u> The subject property located at 814 Wolf Street (also identified as 814-816 Wolf Street) is a rectangular shaped 6,203 SF (0.14-acre) parcel situated on part of Lot Nos. 20 and 21, Block No. 31, in the City of Syracuse. The property features 62.66 FT of street frontage along the east side of Wolf Street and runs parallel to Pennsylvania Avenue to the east and 4th North Street to the south. The parcel is currently developed with a two-story, 1,770.5 SF footprint wood frame commercial building, an asphalt parking area, concrete walkways, and a curb along the street boundary. Surrounding properties consist of commercial and masonry mixed-use buildings in the MX-2 Zone District to the north, south, and west, and high-density residential lots in the R5 Zone District directly abutting the property to the east.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.5(c), the proposal is a Type II Action.
<i>Onondaga County Planning Board Referral:</i>	The property does not meet referral criteria.

SP-2026-30

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

- **Special Use Permit Application Details (Submission SP-2026-30):** Prepared by applicant Patrick Reynolds (Equity Max Property Management, Inc.), dated April 30, 2026 (last updated July 24, 2026).
- **Short Environmental Assessment Form (SEAF) Part 1:** Prepared and signed by Timothy J. Coyer, L.S., dated April 30, 2026.
- **Durable Power of Attorney:** Executed by property owner Timothy Bragan designating Timothy Coyer & Patrick Reynolds as authorized agent for zoning approvals, dated April 24, 2026, and notarized April 29, 2026.
- **Owner/Owner's Agent Certification:** Executed by Timothy P. Bragan, Timothy J. Bragan, Equity Max Property Management, Inc., and Timothy J. Coyer, L.S., dated April 24, 2026.
- **Property Survey (Location Survey on Lots 20 & 21, Block 31, Syracuse, Known as No. 814-816 Wolf Street):** Surveyed by R.J. Lighton, Licensed Land Surveyor (NYSLS 45373), dated February 12, 1997.
- **Site Plans (Existing Features - Sheet 1 of 2 & Proposed Features - Sheet 2 of 2):** Prepared and sealed by Timothy J. Coyer, L.S. (Ianuzi & Romans Land Surveying, P.C.), dated April 24, 2026 (last revised June 8, 2026).
- **First Floor Plan (814 Wolf Street Plan):** Prepared by applicant/development team, dated February 23, 2026. Uploaded to application on 4/30/2026.
- **Exterior Building Elevations and Notes (Permit Set: Facade Renovations, 814 Wolf Street - Sheet A1.0):** Prepared and certified by F. Zavaglia, dated June 2026 (last revised June 28, 2026).

Attachments:

Posted notice images

Application completeness letter

Special Use Permit Application

Owner Agent Certification

Power of Attorney

OCM License

Property Survey

Site Plans

Floor Plans

Window elevations

Site Photos (Interior & Exterior)

SEAF Part 1

SEAF Part 2 & 3

Code Enforcement History

City Department Comments

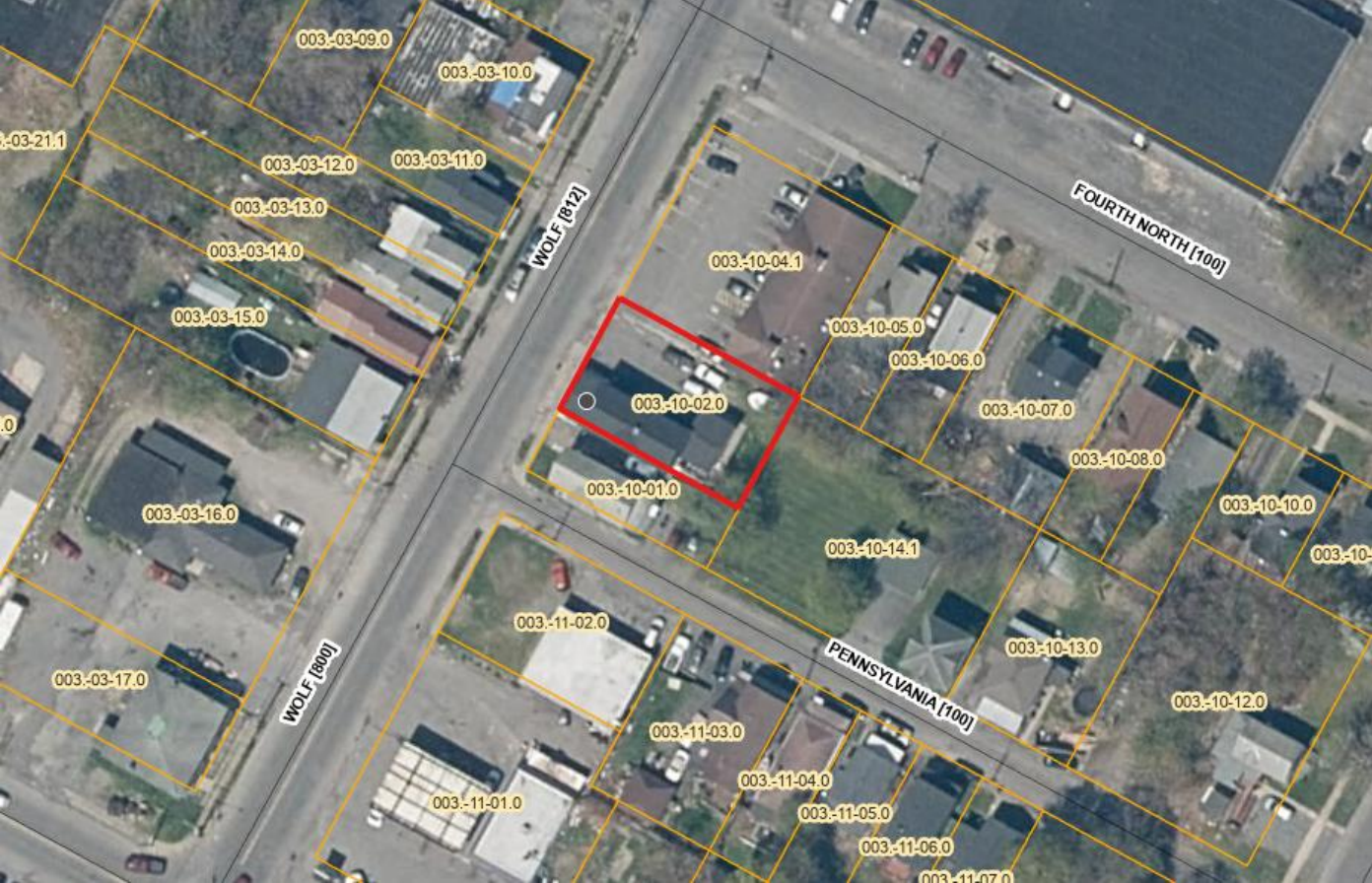
Context Maps:

Figure 1: Zone District of Subject Property



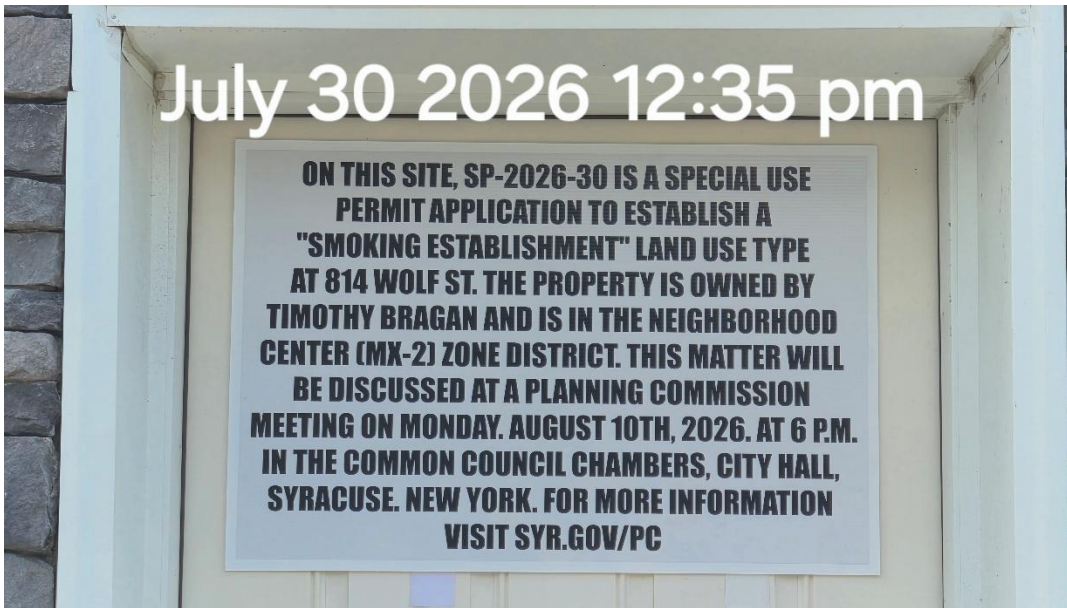
Description: Figure 1 shows the current Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

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/>

Photos of the posted public notices provided by the applicants.





Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebeca Baker
Zoning Planner I

Masihullah Omry
Zoning Planner II

Samuel Prescott
Zoning Planner I

Timothy Bragan
49 Inglesid Ln.

C.C: Pat Reynolds

Liverpool, NY, 13090
5/21/2026

Re: Application Completeness for City Planning Commission

Dear Timothy Bragan,

On 5/21/2026, Noah Garcia determined the proposed project SP-2026-30 at 814 Wolf 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-2026-30

Status:

Staff Review (Applicant Submitted)

Message:

Applicant Name:

Patrick Reynolds

Applicant Email:

Primary Location:

814 WOLF ST, 13208

Primary APN:

003.-10-02.0

Submission Type:

Zoning Applications > Special Use Permit

Last Updated:

July 24, 2026

Submission URL:

<https://app.oncamino.com/syracuse/ny/dashboard/submissions/757552/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

INTERNAL USE ONLY

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 purpose of the MX-2 District is to provide a pedestrian-friendly, transit-supportive mix of residential and non-residential uses that offer goods and services to the surrounding communities, and it is encouraged to preserve the character of existing streetscapes in these areas. Our proposal is utilizing an existing structure which has historically been a mixed use; it still largely has a residential appearance which helps blur the sharp contrast between other commercial/industrial uses along Wolf Street and the predominantly residential nature of the community. This location falls on a bus route and is an easy walk for any of the residences to the east.

2 Criteria 2

We are utilizing an existing building that meets all of the dimensional standards of the MX-2 District. The proposed use is a Cannabis Retail Dispensary that fits the Smoking Establishment use category which is permitted with a special use permit in the MX-2 District.

3 Criteria 3

This is a small-scale Cannabis Retail Dispensary utilizing a mixed use building. The appearance of this store will blend in with the nearby residences; there are no changes proposed that will change the character of the neighborhood. The parking area we are using will be on the north side adjacent to existing commercial uses.

4 Criteria 4

There are other commercial uses along Wolf Street, some of which do not service the nearby neighborhoods whereas this proposed use will largely look to draw customers from these neighborhoods. The Syracuse Land Use & Development Plan 2040 identifies Wolf Street as one of a few areas to focus future commercial and mixed-use development. We are proposing a small retail establishment that generally maintains the existing streetscape; because of this, we feel that this site and the proposed use will fit in with future commercial and mixed-use developments.

5 Criteria 5

By adding and maintaining the four (4) customer parking spaces on the north side of the building we are establishing some order in this existing parking lot by providing a distinction between a driving aisle and the parking spaces. This parking lot is but has great visibility when entering or leaving, partially due to the face that no on street parking is allowed on this east side of Wolf Street. The fact that there is no parking on this side of Wolf Street should also improve the accessibility for emergency vehicles. If customers are driving and the find the parking lot to be full, there is street parking on the west side of Wolf Street with a crosswalk (unmarked) at the intersection located less than 200 feet north of the business' entrance; the speed limit on Wolf Street is 30 mph and visibility is good in both directions. There is also a bus stop at this intersection, so customers have the option to take public transit to our location with very little walking from the bus stop to our doorstep. For those that enjoy the walk, there are sidewalks linking this into the neighboring blocks.

6 Criteria 6

We are utilizing an existing structure and are not proposing anything that would narrow any current alleyways any more than what they are at now. The applicant is committed to the success of this business and keeping a clean appearance so neighboring properties can expect a clean well-maintained property. The business will have respectful hours closing at 7 pm Monday - Thursday and at 9pm for Friday and Saturday; neighboring properties will not have to deal with late night hours causing disruptions in what is commonly a wind down time for residences.

7 Criteria 7

This is a small-scale retail venture; we are anticipating a fair amount of walk in traffic so our small parking lot should not generate a lot of noise and there will be no disruptive late-night hours.

8 Criteria 8

We are utilizing an existing building with existing infrastructure. We are not proposing any changes that would hinder any of the above.

General Project Information

1 Current Land Use(s)

2 Nature and Extent of Special Use Requested

Applicant is looking to utilize the property as a cannabis retail dispensary.

3 Has the owner obtained a certificate of use?

INTERNAL USE ONLY

4 Proposed Number of Dwelling Units (if applicable)

0.0

5 Current Number of Dwelling Units (if applicable)

0.0

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

Retail, general 1,000 - 15,000 sq ft

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

site plan

8 Proposed Onsite Parking

4 striped for customers, 2-3 unstriped for employees

9 Current Onsite Parking

non striped

10 Proposed Hours of Operation

Mon.-Thurs.: 11am-7pm / Fri.-Sat.: 11am-9pm / Sun.: 12pm-5pm

11 Current Hours of Operation

n/a

12 Current Number of Dwelling Units

13 Proposed Number of Dwelling Units

14 Proposed Use of the Property

cannabis retail dispensary

15 Current Use of the Property

store

16 Lot Size (sq ft)

6,203 sq.ft.

17 Business/Project Name

NY Headstash



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: Timothy P. Bragan & Timohty J. Bragan

Signature: *see attached*

Date: 04/30/2026

Mailing address: 49 Inglesid Lane Liverpool NY 13090

Phone: 315-863--7457

Email:

Print applicant's name: Equity Max Property Management, Inc.

Signature: *see attached*

Date: 04/30/2026

Mailing address: 49 Inglesid Lane Liverpool Ny 13090

Phone: 315-863-7457

Email:

Print authorized representative's name (if applicable):
Ianuzi & Romans Land Surveying, P.C. (Timothy J. Coyer, L.S.)

Signature: *see attached*

Date: 04/30/2026

Mailing address: 5251 Witz Dr. North Syracuse, NY 13212

Phone: 315-457-7200

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.**

DURABLE POWER OF ATTORNEY

IMPORTANT INFORMATION

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

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

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

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

This form provides for the designation of one agent.

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

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

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

DESIGNATION OF AGENT

I, Timothy Bragan of 49 Inglesid Lane, Liverpool, NY [Address], authorize Timothy Coyer & Patrick Reynolds of Ianuzzi & Romans Land Surveying 5251 Witz Dr, North Syracuse, NY [Address], as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit.

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects:

_____ (A) Real property : Zoning Approvals for Cannabis Dispensary

at Address: 814 Wolf Street

LIMITATION ON AGENT'S AUTHORITY

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

EFFECTIVE DATE

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

TERMINATION

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

RELIANCE ON THIS POWER OF ATTORNEY

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

SIGNATURE AND ACKNOWLEDGMENT

Timothy Bragan
Signature of Principal

4/29/2026
Date

Timothy Bragan
Name Printed

49 Inglesid Lane, Liverpool NY 13090
Address

315-863-7457
Telephone Number

State/Commonwealth of New York
County of Onondaga

On this 29 day of April, 2026, before me, Alan J. Willmes, personally appeared Timothy Bragan, personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

NOTARY

[Signature]
Signature of Notary

(Seal, if any)

ALAN J. WILLMES
Notary Public, State of New York
No. 02WI5007890
Qualified in Onondaga County
Commission Expires 02-08-2027

My commission expires: 02-08-2027

Certificate of Licensure

New York State Adult-Use Cannabis Program



Office of Cannabis
Management

License Number : OCM-RETL-25-000366 License Type : Adult-Use Retail Dispensary License

Entity Name : Equity Max Property Management, Inc., DBA :

Date Of Issuance: 23-May-2025 Date Of Expiration : 23-May-2027

Operating Address : 814 Wolf St Syracuse NY 13208

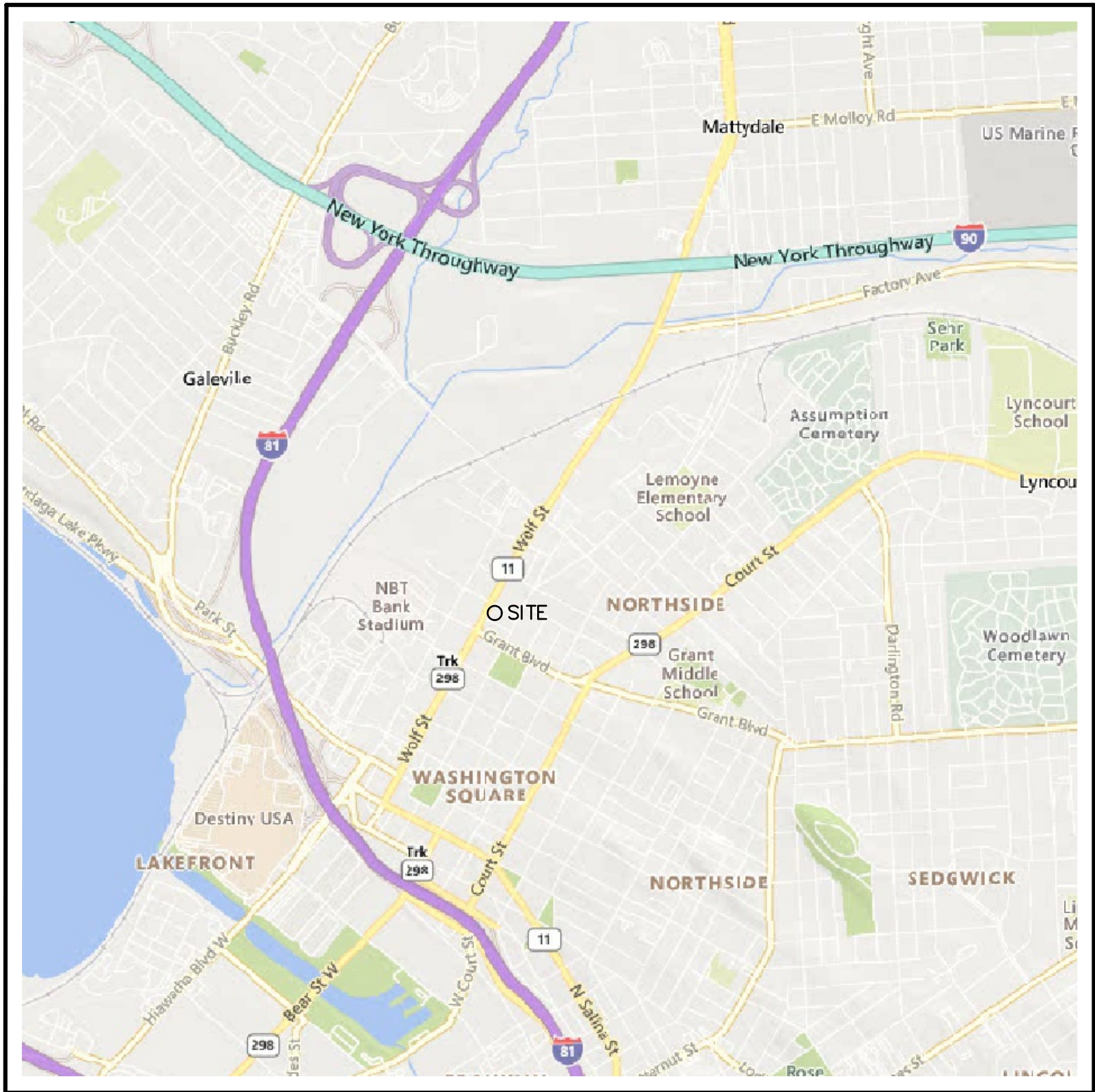
STREET CITY STATE ZIP

The Adult-Use Cannabis Licensee must comply with all applicable state and local laws and regulations. This includes but is not limited to the Cannabis Law and its implementing regulations. An Adult-Use Cannabis Licensee's failure to comply with these laws and regulations may result in revocation of the license or permit, and the imposition of civil penalties, or any other enforcement action, as provided for in state and local laws and regulations, including but not limited to, the Cannabis Law and its implementing regulations. This license or permit is not a property or vested right.

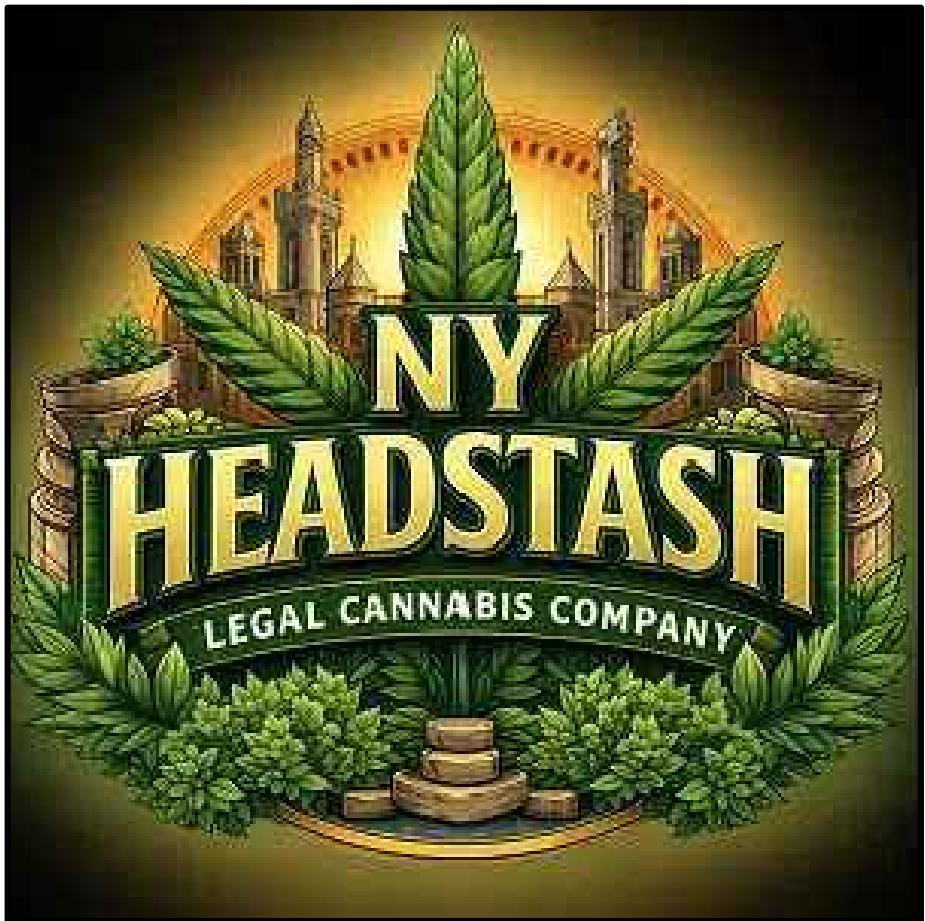
SITE PLAN

NY HEADSTASH

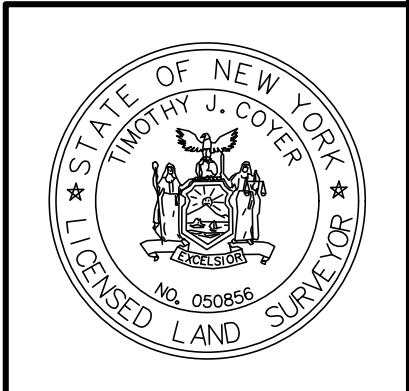
814 WOLF STREET
CITY OF SYRACUSE
ONONDAGA COUNTY, NEW YORK



LOCATION PLAN
Scale: 1" = 1000'



INDEX	LAST REVISED
SHEET 1 – EXISTING FEATURES BY IANUZI & ROMANS LAND SURVEYING, P.C.	April 24, 2026
SHEET 2 – PROPOSED FEATURES BY IANUZI & ROMANS LAND SURVEYING, P.C.	June 8, 2026



OWNER

Timothy P. & Timothy J. Bragan
49 Inglesid Lane
Liverpool, NY 13090
headstash814@gmail.com

DEVELOPER

Equity Max Property Management, Inc.
49 Inglesid Lane
Liverpool, NY 13090
headstash814@gmail.com



IANUZI & ROMANS
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251
EMAIL: mail@romanspc.com

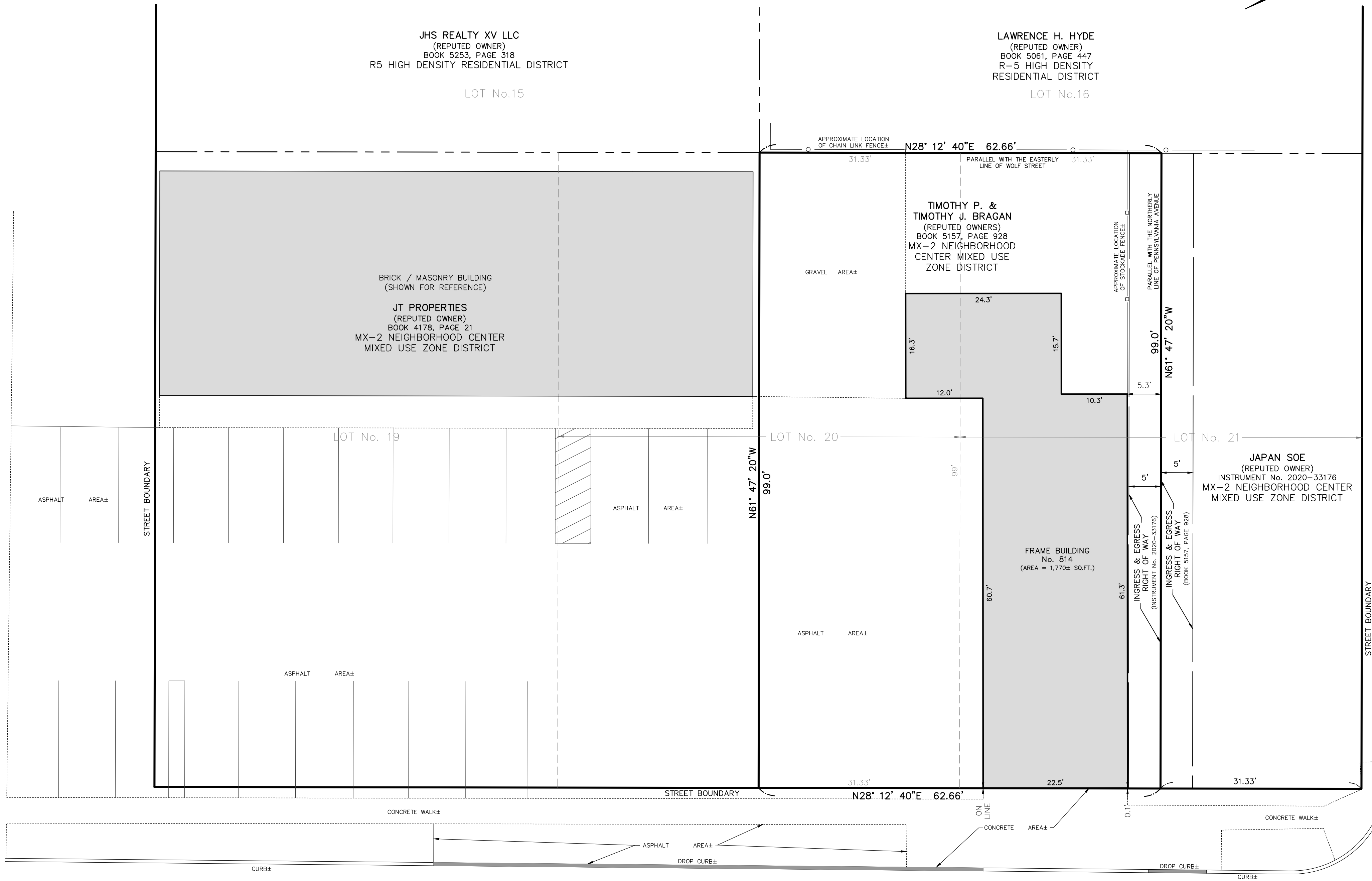
LAST REVISION: SEE INDIVIDUAL PAGES

DATE: APRIL 24, 2026

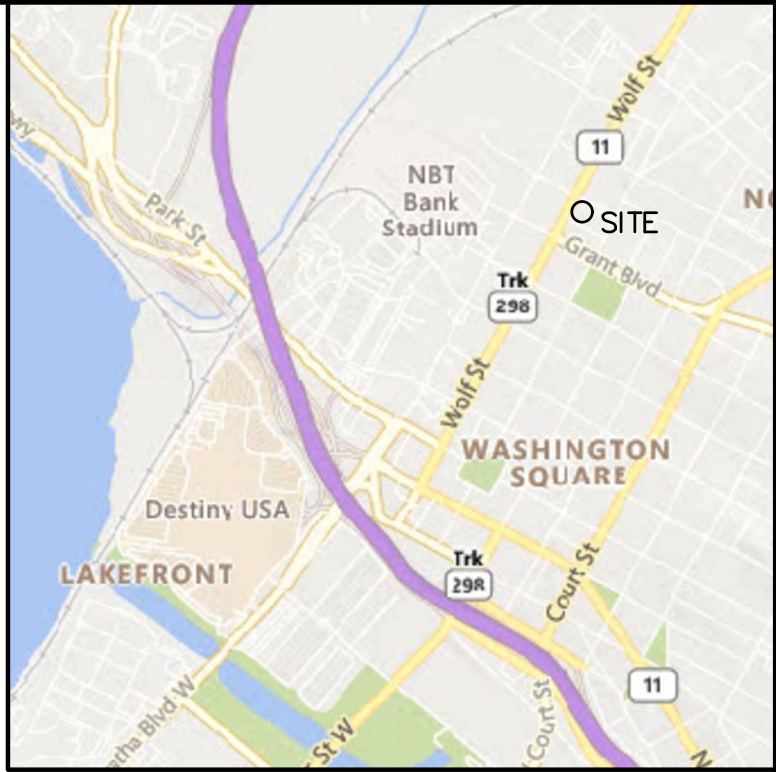
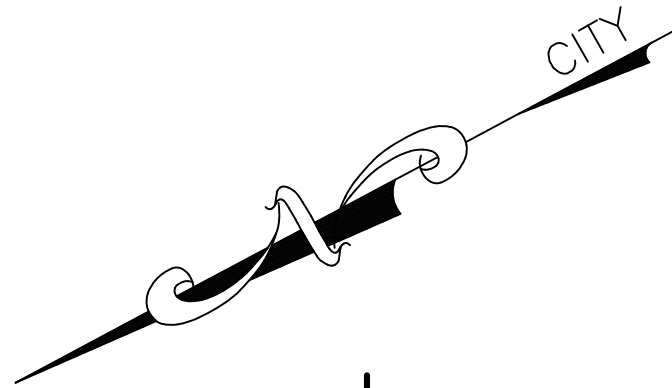
FILE No.: 12882.007

F.B. No.

4TH NORTH STREET



WOLF STREET



LOCATION PLAN
Scale: 1" = 2000'

LEGEND:

- ☆ LS indicates light stand
- indicates utility pole, anchor & overhead lines
- IFF indicates iron pipe and/or monument found
- MON PND indicates monument found
- indicates bollard
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- ⊙ indicates 6" diameter monitoring well (typical)
- ⊙ indicates grease trap manhole
- ⊙ indicates manhole
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

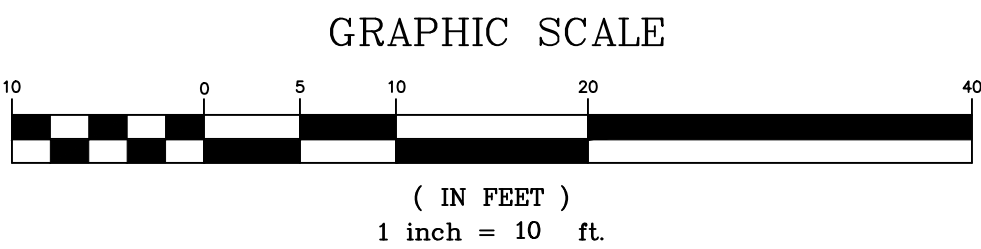
NOTES:

Total area: 0.14± acres (6,203± sq.ft.)
Present Zone: MX-2 Neighborhood Center Mixed Use Zone District
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0208F, Effective date: November 4, 2016.
Tax Map No. 3.-10-02
No field work done at this time
Total number parking spaces: 5 required (1 space/300 sq.ft.)
0 existing

REFERENCE: SURVEY

BY: R.J. Lighton
DATE: February 12, 1997

Subject to any statement of facts on accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.



REVISIONS	SITE PLAN — EXISTING FEATURES 814 WOLF STREET				
	NY HEADSTASH				
	PART OF LOT Nos. 20 & 21				
	BLOCK No. 31				
CITY OF SYRACUSE			DATE: APRIL 24, 2026	SHEET No. 1 of 2	
ONONDAGA COUNTY, NEW YORK					
IANUZI & ROMANS LAND SURVEYING, P.C.					SCALE: 1" = 10'
NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com					
FILE No.: 12882.007		F.B. No.			

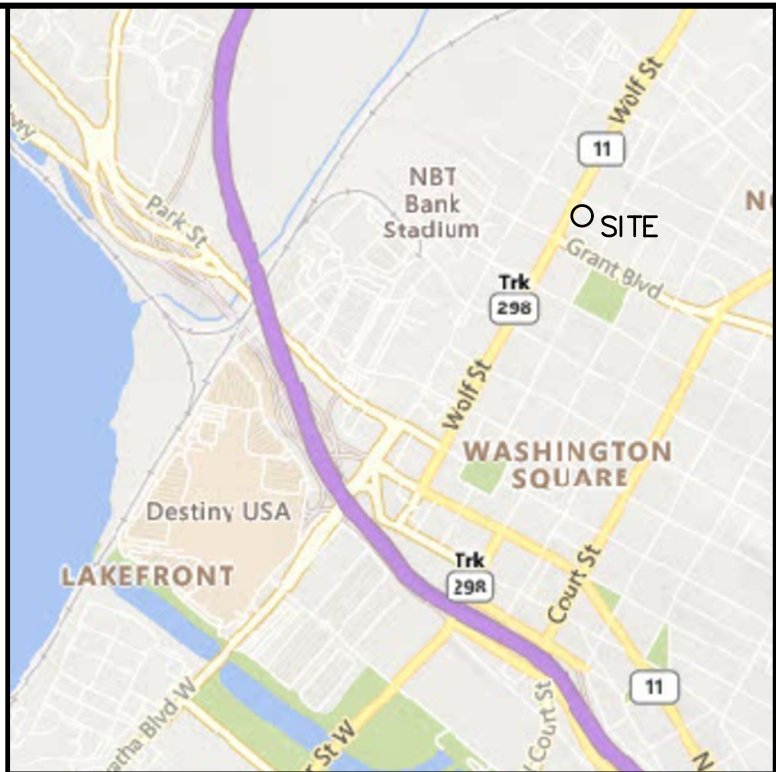
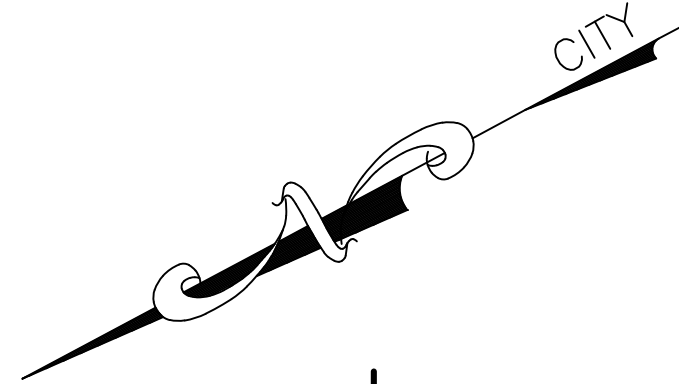
- Applicant is seeking site plan approval to utilize this site as a Cannabis Retail Dispensary. The existing 1,770± sq.ft. frame building will remain and serve as the retail location. In addition to the retail location, customers will also be able to make purchases online and then choose to have it delivered or pick up in store. No other uses are proposed for building/site. With this application we are proposing four (4) 45' parking spaces on the northerly side of the existing building, no other site improvements are proposed at this time. Prior to submittal of this application, the exterior color of the existing building has been changed from white to dark blue by installing new siding and a stone facade has been added to the front portion of the building.

JHS REALTY XV LLC
(REPUTED OWNER)
BOOK 5253, PAGE 318
R5 HIGH DENSITY RESIDENTIAL DISTRICT

LOT No.15

No new utility connections proposed.
No changes to existing grading proposed.
No landscaping proposed.
No site lighting proposed.
Bus stop at the southeast corner of 4th North Street
and Wolf Street.

No new utility connections proposed.
No changes to existing grading proposed.
No landscaping proposed.
No site lighting proposed.
Bus stop at the southeast corner of 4th
and Wolf Street.



Scale: 1" = 2000'

	indicates light stand
	indicates utility pole, anchor & overhead lines
	indicates iron pipe and/or monument found
	indicates bollard
	indicates sign
	indicates storm culvert
	indicates gas main, gas valve & gas line marker
	indicates water main, water valve & hydrant
	indicates storm sewer, catch basin & manhole
	indicates sanitary sewer, sewer vent & manhole
	indicates underground telephone line, manhole & box
	indicates underground electric line & manhole
	indicates underground television cable & box
	indicates 6" diameter monitoring well (typical)
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	indicates easement line
	indicates centerline road

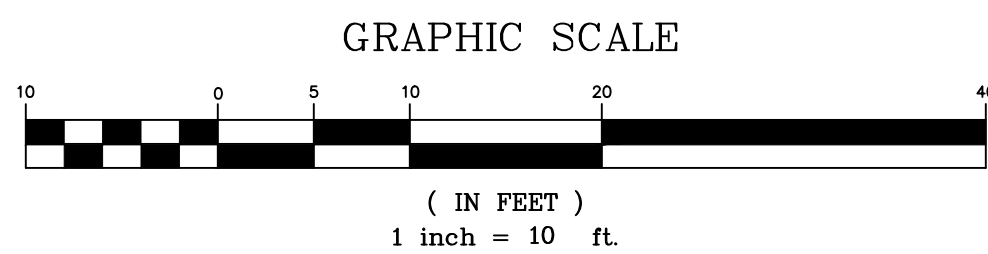
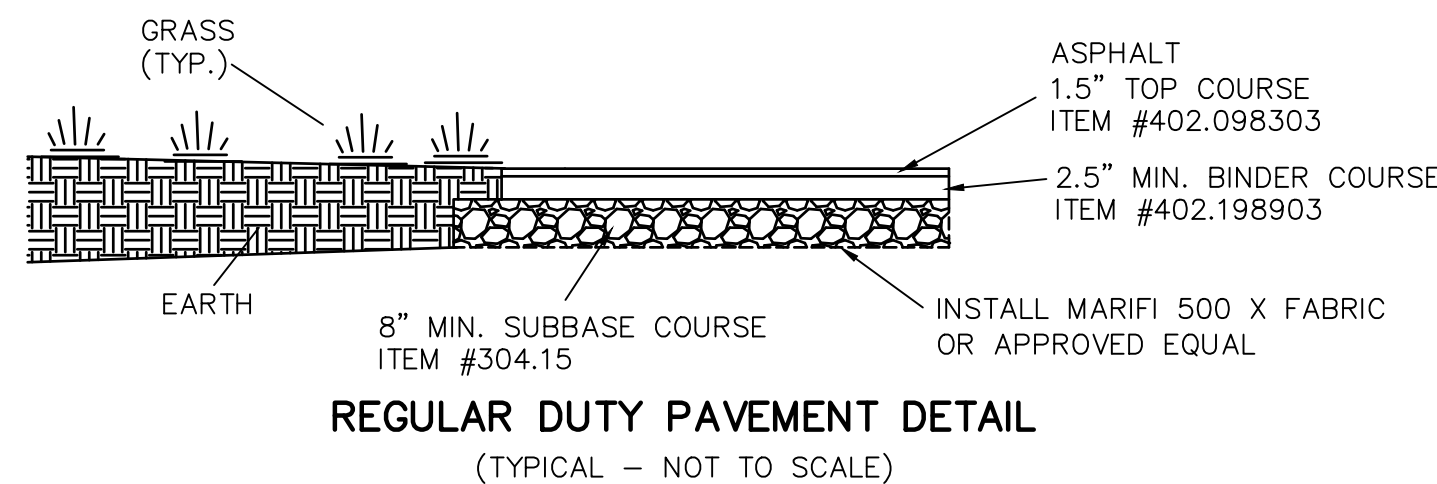
Total area: 0.14± acres (6,203± sq.ft.)
Present Zone: MX-2 Neighborhood Center Mixed Use Zone District
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
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Tax Map No. 3.-10-02
No field work done at this time
Total number parking spaces: 5 required (1 space/300 sq.ft.)
0 existing
4 proposed on site

BY: R.J. Lighton
DATE: February 12, 1997

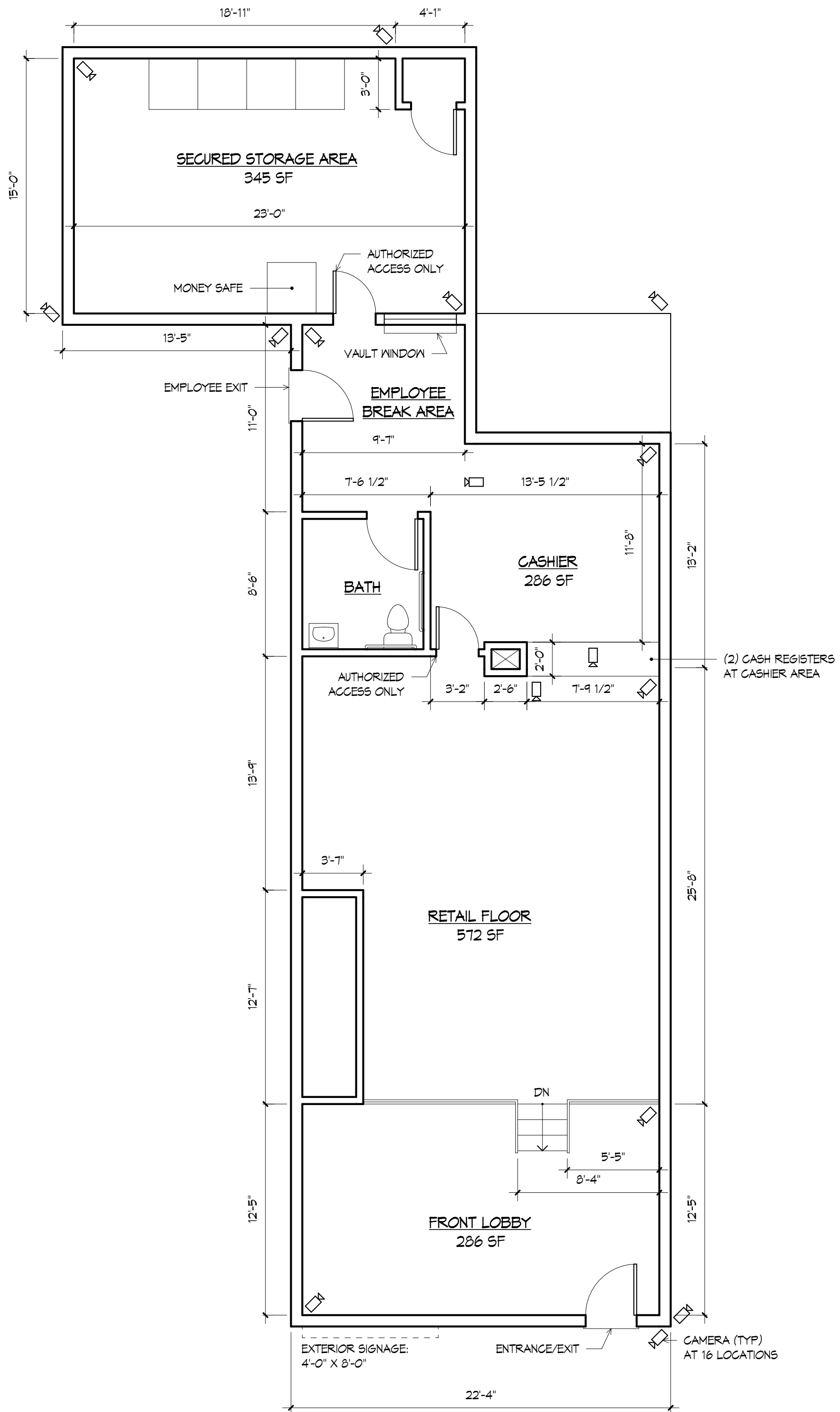
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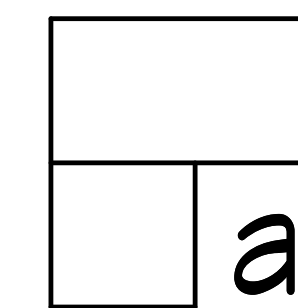
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REVISIONS	SITE PLAN - PROPOSED FEATURES			
	JUNE 18, 2026	814 WOLF STREET		
	NY HEADSTASH			
	PART OF LOT Nos. 20 & 21			
	BLOCK No. 31			
	CITY OF SYRACUSE			
	ONONDAGA COUNTY, NEW YORK			
	IANUZI & ROMANS LAND SURVEYING, P.C.		DATE: APRIL 24, 2026	SHEET No.
	5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com		SCALE: 1" = 10'	2 of 2
			FILE No.: 12882.007	F.B. No.



FIRST FLOOR PLAN

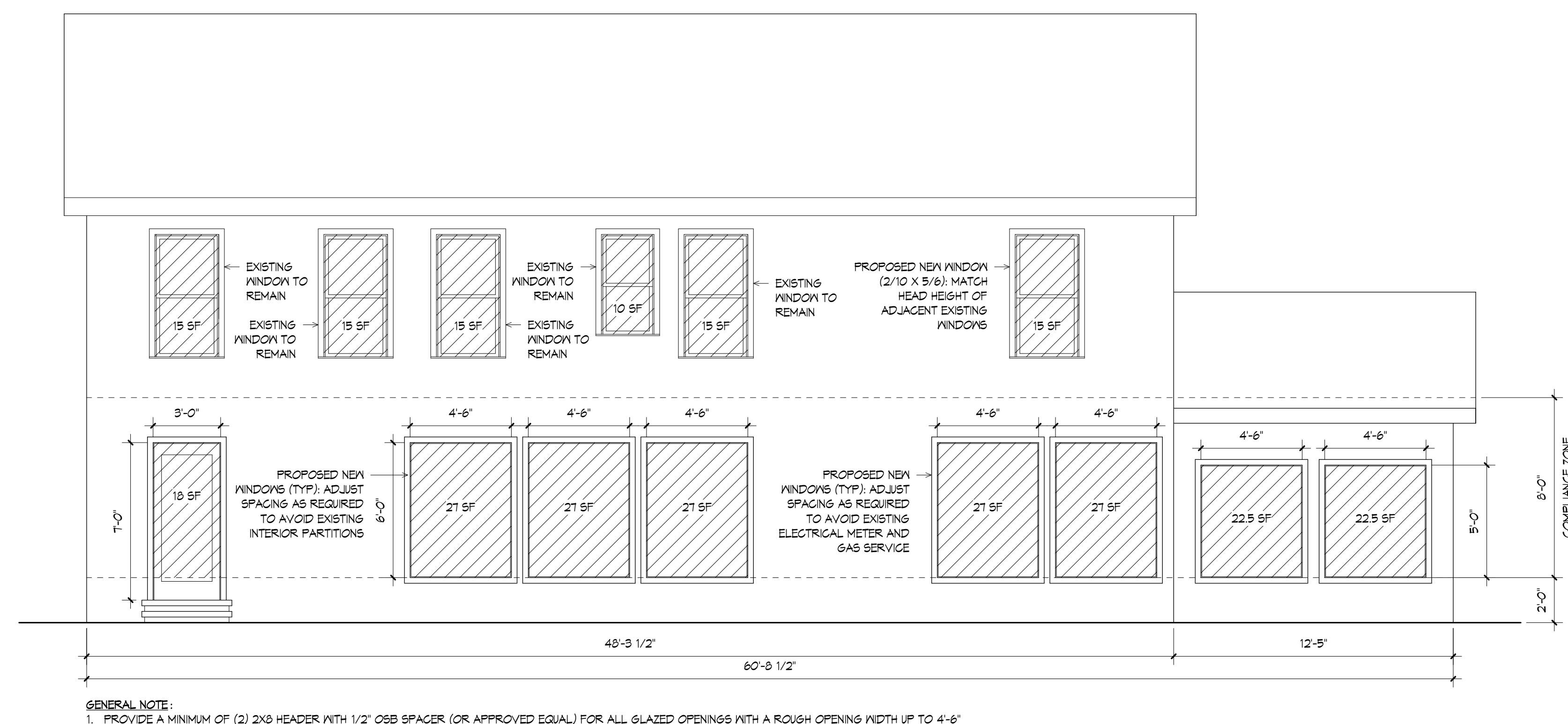


FZ ARCHITECTURE, PLLC
5734 ECLIPSE DRIVE
JAMESVILLE, NY 13078



PERMIT SET

FACADE RENOVATIONS
814 WOLF STREET
SYRACUSE, NY 13208



C1 SIDE ELEVATION AT PARKING LOT
SCALE: 1/4" = 1'-0"

GLAZING CALCULATIONS - SIDE PARKING LOT ELEVATION:

GROUND FLOOR

- TOTAL FRONT ZONE: 60'-8 1/2" W X 8'-0" H = 486 SF
- REQUIRED GLAZING AREA: 486 SF X 40% = 195 SF
- PROVIDED GLAZING: 198 SF

SECOND FLOOR

- TOTAL FRONT ZONE: 48'-3 1/2" W X 8'-0" H = 387 SF
- REQUIRED GLAZING AREA: 387 SF X 20% = 78 SF
- PROVIDED GLAZING: 85 SF

C4 GLAZING CALCULATIONS

GLAZING CALCULATIONS - WOLF STREET ELEVATION:

GROUND FLOOR

- TOTAL STREET FRONT ZONE: 22'-6" W X 8'-0" H = 180 SF
- REQUIRED GLAZING AREA: 180 SF X 40% = 72 SF
- PROVIDED GLAZING: 82.5 SF

SECOND FLOOR

- TOTAL STREET FRONT ZONE: 22'-6" W X 8'-0" H = 180 SF
- REQUIRED GLAZING AREA: 180 SF X 20% = 36 SF
- PROVIDED GLAZING: 38 SF

B4 GLAZING CALCULATIONS

ZONING COMPLIANCE NOTES:

PROJECT:
ADDRESS: 814 WOLF STREET, SYRACUSE, NY 13208
ZONE DISTRICT: MX-2 NEIGHBORHOOD CENTER MIXED USE

GLAZING REQUIREMENTS:

1. MINIMUM FLOOR TRANSPARENCY:
 - A MINIMUM OF 40% TRANSPARENCY IS REQUIRED FOR THE GROUND FLOORS AT STREET-FACING FACADE AND FACADE-FACING PUBLIC RIGHT-OF-WAY. REQUIREMENTS APPLY TO VOLF STREET ELEVATION AND (1) SIDE ELEVATION.
 - THE TRANSPARENCY ZONE IS MEASURED VERTICALLY BETWEEN 2'-0" TO 10'-0" ABOVE THE ADJACENT FINISHED SIDEWALK GRADE.
 - GLAZING MUST COVER AT LEAST 40% OF THE TOTAL WINDOW ZONE AREA ALONG THE VOLF STREET FRONTAGE AND SLIDE FRONTAGE FACING PUBLIC RIGHT-OF-WAY.

2. UPPER FLOOR TRANSPARENCY:

- A MINIMUM OF 20% TRANSPARENCY IS REQUIRED FOR THE UPPER FLOORS AT STREET-FACING FACADE AND FACADE FACING PUBLIC RIGHT-OF-WAY. REQUIREMENTS APPLY TO WOLF STREET ELEVATION AND (1) SIDE ELEVATION. .

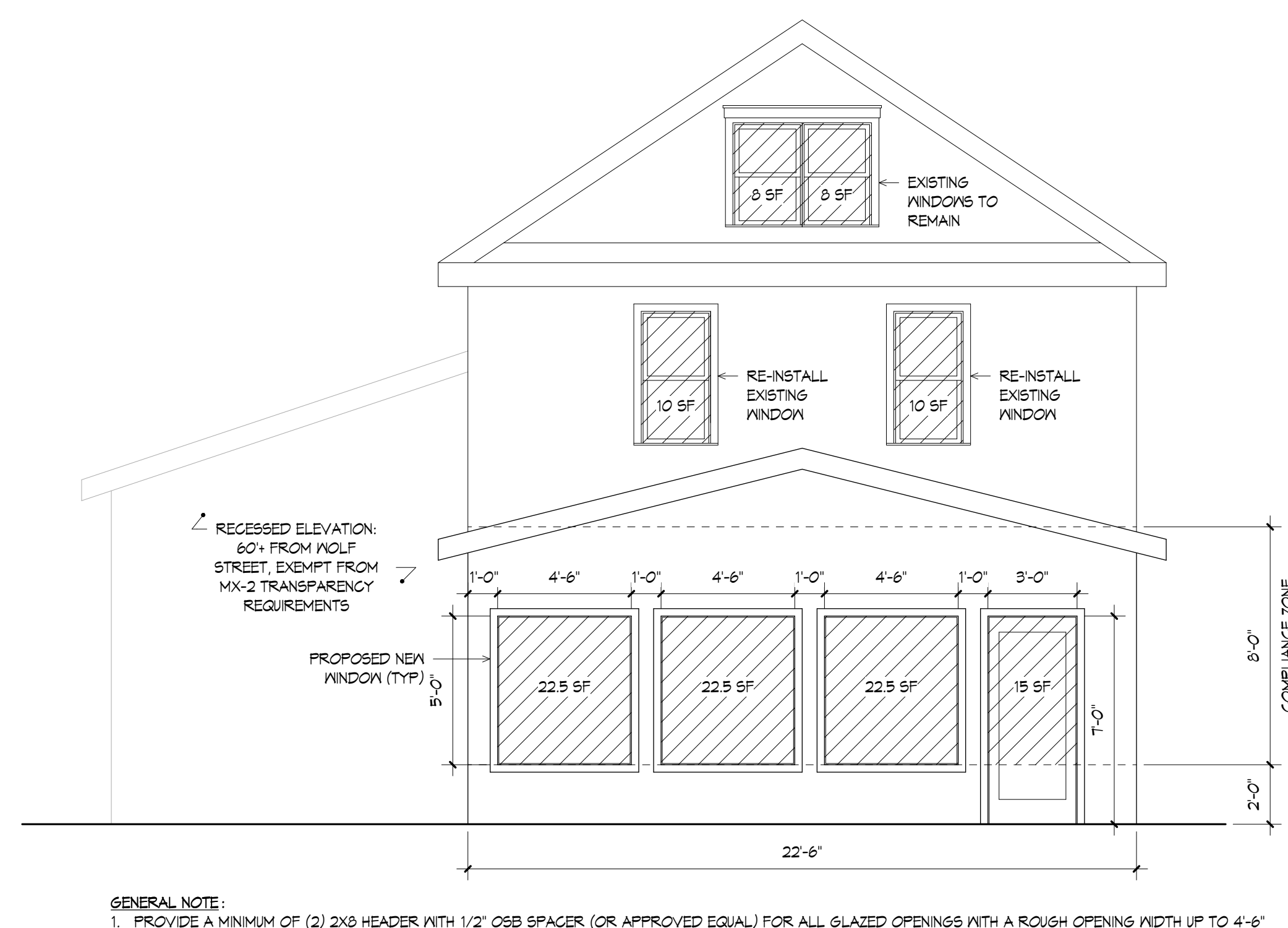
3. GLAZING MATERIALS AND MATERIAL RESTRICTIONS:

- ALL GROUND FLOOR FACADE GLAZING MUST UTILIZE CLEAR GLASS WITH A VISIBLE LIGHT TRANSMITTANCE (VLT) OF NOT LESS THAN 60%.
- REFLECTIVE, MIRRORRED, OPAQUE, OR DARKLY TINTED GLASS IS PROHIBITED FROM COUNTING TOWARD ZONING TRANSPARENCY MINIMUMS.
- SPANDREL GLASS OR FAUX WINDOW PANELS SHALL NOT BE USED TO SATISFY TRANSPARENCY REQUIREMENTS.

4. EXCEPTIONS:

- PER REZONE SYRACUSE ARTICLE 2, TRANSPARENCY PERCENTAGE REQUIREMENTS DO NOT APPLY TO INTERIOR SIDE ELEVATIONS NOT FACING A PUBLIC RIGHT-OF-WAY.

A4 ZONING COMPLIANCE NOTES



A1 WOLF STREET ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS AND NOTES A 1.0
6/28/2026 8:16:10 PM

ELEVATIONS AND NOTES

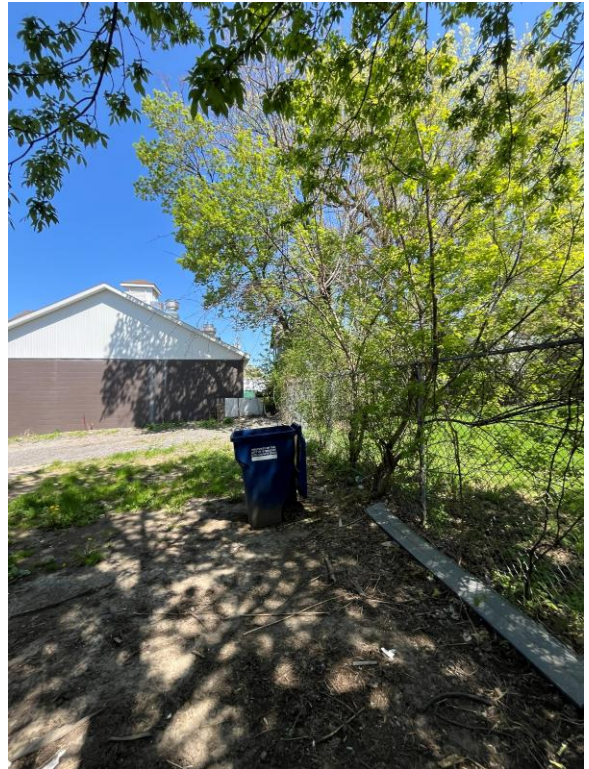
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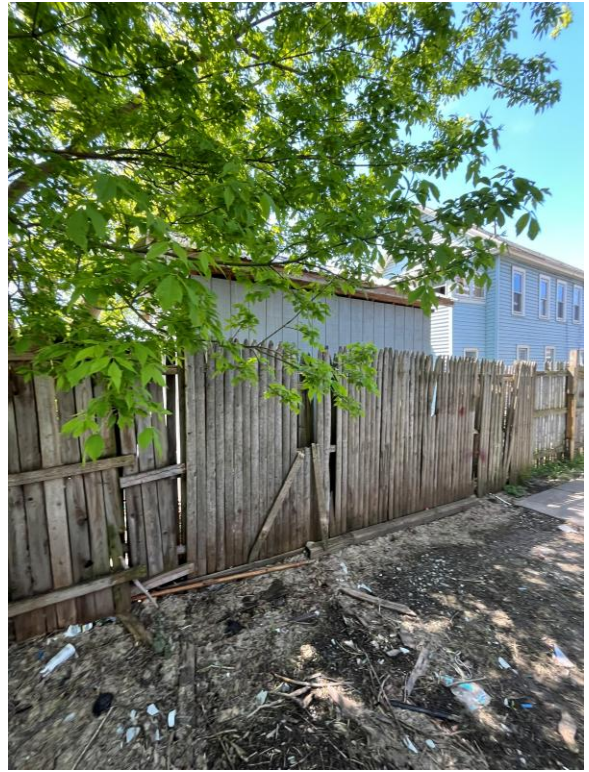
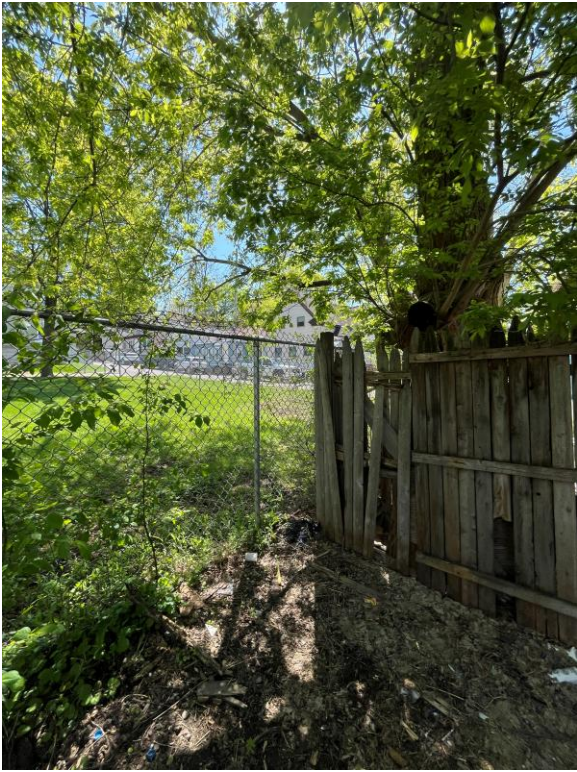




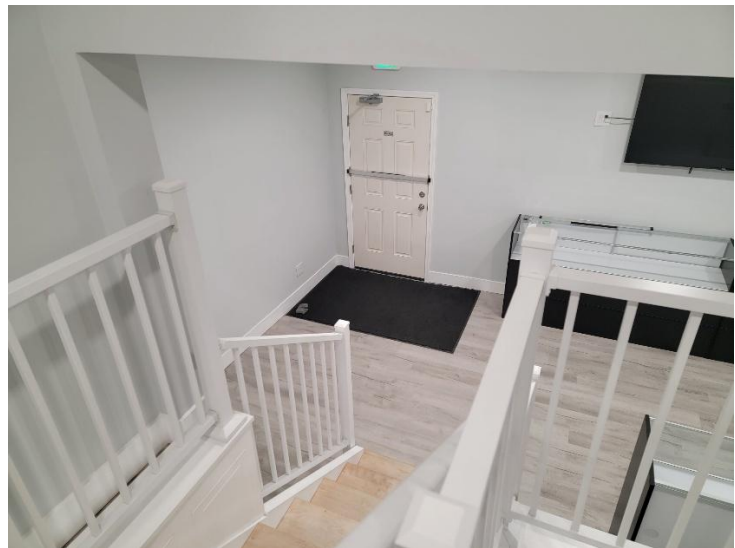




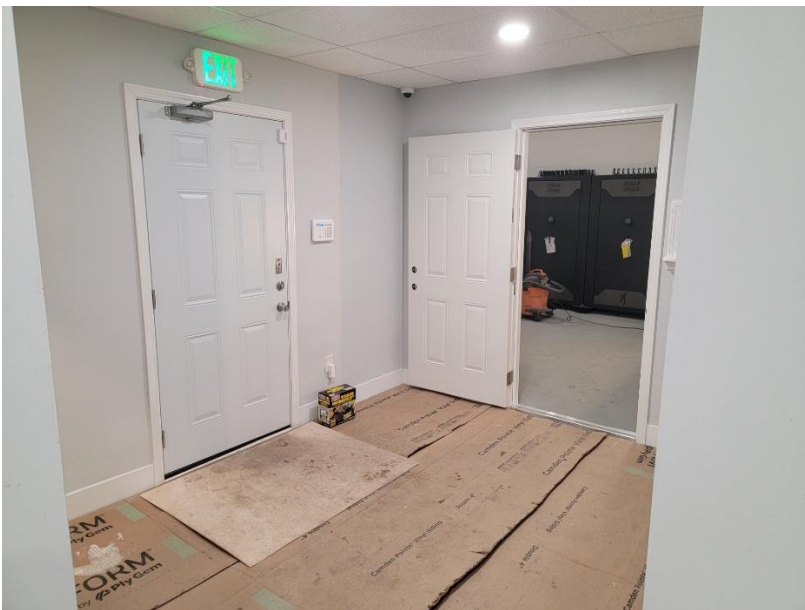












The applicant submitted this photo titled "SIGN REMOVED.pdf"



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: Site Plan Application			
Project Location (describe, and attach a location map): 814 Wolf Street Syracuse Ny			
Brief Description of Proposed Action: Applicant is seeking site plan approval to operate a Cannabis Retail Dispensary utilizing an existing 1,770 sq.ft. building on site.			
Name of Applicant or Sponsor: Equity Max Property Management, Inc.		Telephone: 315-863-7457	
Address: 49 Inglesid Lane		E-Mail:	
City/PO: Liverpool		State: NY	Zip Code: 13090
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: City of Syracuse Zoning Administration		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.14 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.14 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: _____ _____ _____			

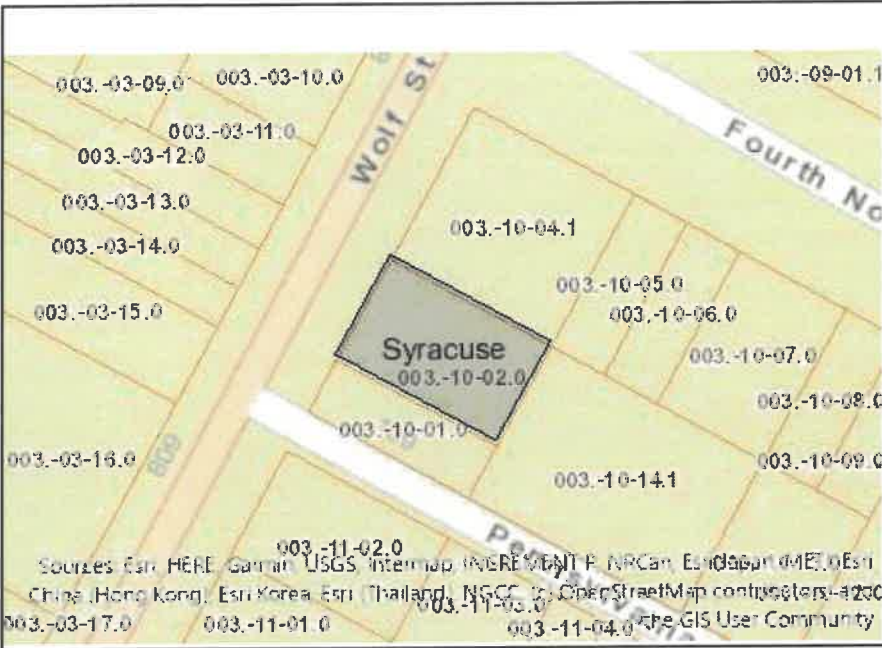
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or 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>Timothy J. Coyer, L.S.</u> Date: <u>April 30, 2026</u> Signature: <u></u> Title: <u>Surveyor for Applicant</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	No

Project: R-2026-11

Date: 4/1/2026

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-2026-20

Date: 08/07/2026

Short Environmental Assessment Form

Part 3 Determination of Significance

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse Planning Commission	08/10/2026
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Syracuse

Parcel History

01/01/1900 - 08/06/2026

Tax Map #: 003.-10-02.0

Owners: Timothy J Bragan, Timothy P Bragan

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
814 Wolf St	02/20/14	Completed Complaint	Catch Basin: Clean	Completed	2014-03412 c/b clogged water not draining
814 Wolf St	12/08/14	Completed Complaint	Property Maintenance-Int	Completed	2014-31221 Apt 1: no heat
814 Wolf St	12/08/14	Inspection	Complaint Inspection	Pass	
814 Wolf St	07/10/15	Completed Complaint	Trash/Debris-Private, Occ	Completed	2015-19017 Trash & tv being tossed on right side of building & in the bushes.
814 Wolf St	07/10/15	Inspection	Complaint Inspection	Pass	
814 Wolf St	11/19/15	Completed Complaint	Property Maintenance-Int	Completed	2015-30877 Room 1 - No heat & no Smoke or CO Detectors.
814 Wolf St	11/19/15	Inspection	Complaint Inspection	Pass	
814 Wolf St	04/26/16	Completed Complaint	Illegal Trash Set Out	Completed	2016-10030 code violation
814 Wolf St	01/27/17	Inspection	Complaint Inspection	No Progress	
814 Wolf St	03/22/17	Completed Complaint	Pot Holes in Road	Completed	2017-06406 pot hole
814 Wolf St	04/13/17	Inspection	Complaint Inspection	Fail	
814 Wolf St	04/13/17	Violation	2015 IPMC Section 309.1 Infestation	Closed	
814 Wolf St	04/28/17	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	05/26/17	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	06/21/17	Completed Complaint	Property Maintenance-Int	Completed	2017-08446 aka 314 Wolf St -mice and bedbug infestation
814 Wolf St	06/21/17	Inspection	Complaint Re-Inspection	Pass	
814 Wolf St	06/23/17	Completed Complaint	Quad 3 ConstrDebrisPickUp	Completed	2017-16422 cd pu
814 Wolf St	10/11/17	Completed Complaint	Fire Alarm	Completed	2016-09968 malfunctioning hardwired detector - unable to silence -disconnected by fire company
814 Wolf St	07/17/18	Completed Complaint	Bulk Household Items	Completed	2018-21120 mat box 5 bags
814 Wolf St	02/12/19	Completed Complaint	Blue Bin: request new BB	Completed	2019-00520 2 bbs
814 Wolf St	06/29/20	Inspection	Complaint Inspection	Fail	

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Address	Date	Transaction	Transaction Type	Status	Description
814 Wolf St	06/29/20	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
814 Wolf St	07/21/20	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	08/04/20	Completed Complaint	Smoke Alarm Certification	Completed	2020-09717
814 Wolf St	10/21/21	Violation	SPCC SEC. 27-15	Closed	
814 Wolf St	12/09/21	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	01/06/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	02/01/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	03/02/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	03/08/22	Inspection	Complaint Inspection	No Progress	
814 Wolf St	03/08/22	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
814 Wolf St	03/28/22	Inspection	Complaint Inspection	No Progress	
814 Wolf St	04/06/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	04/26/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	05/05/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	05/26/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	06/16/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	06/21/22	Inspection	BAA - 1st Ticket Plea	Ticket Default	
814 Wolf St	06/24/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	07/01/22	Completed Complaint	Smoke Alarm Certification	Completed	2022-00503
814 Wolf St	07/06/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	08/01/22	Inspection	BAA - Default 30 Day Deadline	Default	
814 Wolf St	08/08/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	09/07/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	10/05/22	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	10/12/22	Inspection	BAA - 2nd Ticket Plea	Ticket Default	
814 Wolf St	11/10/22	Inspection	Complaint Re-Inspection	No Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
814 Wolf St	12/06/22	Inspection	Complaint Re-Inspection	No Progress	2022-10310
814 Wolf St	12/22/22	Completed Complaint	Smoke Alarm Certification	Completed	
814 Wolf St	01/02/23	Inspection	BAA - Default 30 Day Deadline	Ticket Paid	
814 Wolf St	01/06/23	Inspection	Complaint Re-Inspection	No Progress	2024-00574
814 Wolf St	01/24/23	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	02/27/23	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	03/24/23	Inspection	Complaint Inspection	No Progress	
814 Wolf St	04/25/23	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	05/24/23	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	06/22/23	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	07/26/23	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	08/25/23	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	10/20/23	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	01/31/24	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	02/28/24	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	03/07/24	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
814 Wolf St	03/07/24	Inspection	Complaint Inspection	No Progress	
814 Wolf St	04/01/24	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	04/02/24	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	04/15/24	Completed Complaint	Smoke Alarm Certification	Completed	
814 Wolf St	05/01/24	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	05/30/24	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	07/17/24	Inspection	Complaint Re-Inspection	Fail	
814 Wolf St	08/12/24	Inspection	Complaint Re-Inspection	Fail	
814 Wolf St	09/12/24	Inspection	Complaint Re-Inspection	Fail	
814 Wolf St	11/14/24	Inspection	Complaint Inspection	Fail	

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Address	Date	Transaction	Transaction Type	Status	Description
814 Wolf St	11/14/24	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
814 Wolf St	11/14/24	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
814 Wolf St	11/22/24	Inspection	Complaint Inspection	No Progress	
814 Wolf St	12/02/24	Inspection	Complaint Inspection	No Progress	
814 Wolf St	12/20/24	Completed Complaint	Property Maintenance- Ext	Completed	2024-07387 og
814 Wolf St	12/20/24	Inspection	Tickle Date (Follow Up)	Pass	
814 Wolf St	12/20/24	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
814 Wolf St	12/23/24	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	01/08/25	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	01/22/25	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	02/05/25	Inspection	Complaint Inspection	Pass	
814 Wolf St	02/26/25	Inspection	Complaint Re-Inspection	No Progress	
814 Wolf St	03/21/25	Inspection	Tickle Date (Follow Up)	Pass	
814 Wolf St	03/26/25	Inspection	BAA - 1st Ticket Plea	Ticket Default	
814 Wolf St	03/31/25	Inspection	Tickle Date (Follow Up)	In Progress	
814 Wolf St	04/03/25	Completed Complaint	Certificate of Compliance	Certificate: Issued	2021-23061 C of C 1 Apt 1 Com
814 Wolf St	04/03/25	Inspection	Tickle Date (Follow Up)	Pass	
814 Wolf St	06/13/25	Inspection	BAA - Default 30 Day Deadline	Ticket Default	
814 Wolf St	06/30/25	Completed Complaint	Property Maintenance- Ext	Completed	2024-08199 T/D, Roach Infestation (Roaches visible outside).
814 Wolf St	06/30/25	Inspection	Tickle Date (Follow Up)	Pass	
814 Wolf St	07/16/25	Complaint	Property Maintenance- Int	Open	2025-06450 Work w/o permit (12 photos included into case file on 3/4/2026)
814 Wolf St	07/16/25	Inspection	Tickle Date (Follow Up)	Fail	
814 Wolf St	07/16/25	Violation	Section 105.2 Building Permits	Open	

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
814 Wolf St	07/16/25	Violation	Section 105.2.3 Approval of construction documents	Open	
814 Wolf St	07/25/25	Inspection	Tickle Date (Follow Up)	In Progress	
814 Wolf St	08/18/25	Inspection	Complaint Inspection	Fail	
814 Wolf St	08/18/25	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
814 Wolf St	08/27/25	Inspection	Complaint Inspection	No Progress	
814 Wolf St	09/10/25	Completed Complaint	Property Maintenance-Ext	Completed	2025-07588 T&D Called in
814 Wolf St	09/10/25	Inspection	Complaint Inspection	Pass	
814 Wolf St	09/30/25	Inspection	Tickle Date (Follow Up)	In Progress	
814 Wolf St	12/01/25	Inspection	Tickle Date (Follow Up)	In Progress	
814 Wolf St	01/06/26	Inspection	Tickle Date (Follow Up)	In Progress	
814 Wolf St	01/27/26	Inspection	Tickle Date (Follow Up)	In Progress	
814 Wolf St	02/10/26	Complaint	Cert of Use - Smoking Est	Certificate: Admin	CU2026-0101 Headstash
814 Wolf St	03/04/26	Inspection	Tickle Date (Follow Up)	In Progress	
814 Wolf St	03/12/26	Inspection	Tickle Date (Follow Up)	In Progress	
814 Wolf St	03/26/26	Inspection	Tickle Date (Follow Up)	In Progress	
814 Wolf St	04/13/26	Inspection	Tickle Date (Follow Up)	In Progress	
814 Wolf St	05/13/26	Inspection	Tickle Date (Follow Up)	No Progress	
814 Wolf St	06/15/26	Inspection	Tickle Date (Follow Up)	No Progress	
814 Wolf St	07/01/26	Inspection	Tickle Date (Follow Up)	No Progress	
814 Wolf St	08/03/26	Inspection	Tickle Date (Follow Up)	No Progress	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

S-2026-30

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Samuel Prescott	See Staff Report
Planning Commission	In Review		
DPW Traffic Control	Conditionally Approved	Charles Galfrancesco	
DPW Transportation	On Hold	Neil Burke	No concern with interior build out, however, the property and associated ROW require repair of hazardous conditions and issuance of SP or additional items should be contingent on completion of needed work. The sidewalk is in poor condition and requires remedy, meeting City spec. Including replacement of flags and any vegetation in exp joints. The asphalt parking area encroaches into the ROW and creates an ambiguous ingress/egress area. The driveway and curb-cut will need to conform to typical allowance of 24' max width at the street opening, properly channelized, to provide an order and safe entry/exit area. The parking area must be clearly defined and physically separated from the public sidewalk through the use of buffers, durable fixed vertical objects such as conc. filled bollards (no wheel stops) or similar. Applying hold to previous comments from 5/27/26 as there has been no update.

Engineering Mapping-Zoning	Approved	Ray Willis	
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	• All construction in the R.O.W. will require a permit, all construction in the R.O.W. to be per City standards and specifications. • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. • 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. • All installation & restoration work to be done to City of Syracuse specifications & details.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	- Applicant is not planning on doing any site work. - This is just a reminder that not site work is allowed until proper permits are issued by the City of Syracuse Engineering Department.

DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	Approved for interior work provided plumbing permits are received from WEP plumbing Control Div. Any site work will require a separate permit. Parking lots will require a grading plan. We are not planning any grade changes on site, do you need topographic information for the parking lot? The driveway I don't believe meets code and storm water can not flow to the sidewalk The driveway configuration and drainage is the way it has been for at least 20 years; we are not proposing anything that would increase the amount of storm water runoff from the site.
Landmark Preservation	Not Required		Not NR Listed
Parks and Forestry	Approved	Jeff Romano	