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

SP-2026-58	***Staff Report – October 13, 2026***
Application Type:	Special Use Permit
Project Address:	2030 Erie Boulevard East, Syracuse, NY 13224 (Tax ID: 036.-02-02.0)
Summary of Proposed Action:	The applicant requests a Special Use Permit to establish an "Automotive Sales" land use within an existing commercial office building. The applicant intends to rent out office space with parking spaces included to multiple licensed used motor vehicle dealers for office and administrative operations. These units would satisfy state required residency for purchasing cars from auctions and vendors. No vehicle repair, body work, painting, dismantling, or other automotive service operations will occur on the premises. There are no proposed hours of operation. Total site area: 0.65 Acres / 28,325.87 SF
Owner/Applicant	Lydav Villa Inc, Chao Li (Owner)
Existing Zone District:	MX-3: Transition Mixed Use Zone District
Surrounding Zone Districts:	The neighboring properties to the north are within the Commercial Zone District; the properties practically to the south are within the R5 Zone District, directly adjacent properties to the south are within the MX-3 Zone District; the neighboring properties to the east and west are within the MX-3 Zone District.
Companion Application(s)	N/A
CPTED Compliances:	Staff determined that a CPTED Survey is not necessary for this property.

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Scope of Work:	**Exterior Scope of Work:** Work includes only the striping of the parking area. No additions or alterations to the parking lot or exterior building modifications are proposed. **Interior Scope of Work:** Establish a used car dealership office location to be rented out to multiple tenants. Work includes already completed renovations done unpermitted; obtaining retroactive permits will be a condition of approval.
Facts on Project:	**Facts on Project** **Existing Conditions** The property is an existing 2-story frame commercial office building containing twelve (12) office suites. There are no identified legal nonconformities. **Dimensional Standards** - The property meets MX-3 dimensional standards with a front setback of 12.3', a west side setback of 2.3', an east side setback of 72.9', and a rear setback of 204'. The property complies with the 2-story minimum building height. The lot coverage is 49.8% (14,116 SF), which complies with the 95% maximum allowance. **Use Specific Standards** - Drainage, Surfacing and Maintenance The project has been referred to City Engineering for SWPPP review, the reviewer expressed no concern. - Screening Properties in the R5 Zone District to the south do not require screening between them and the parking area as there is a significant slope that obscures sight lines between the two parcels. Screening is not required for neighboring MX-3 Zone District properties. - Marking of Parking Lots, Structures, and Car Sales Lots Parking areas are exclusively on paved parking surfaces. DPW Staff comments include concerns about parking closest to the ROW. These spots may be altered or eliminated in the final site plan review by Zoning. - Bumper and Curb Parking plans do not show parking areas in a configuration that would allow for parking to overhand the public right-of-way. Entrances and Exits As noted by DPW Transportation Review, the parking plans provided show parking spaces obstructing the entrance of the curb cut. These spaces shall be

moved or eliminated in final site plans approved by the Syracuse Zoning Administration.

Proximity to Public Right-of-Way
A condition of approval shall prohibit parking in the public Right-of-Way. As mentioned by DPW review, any work impacting ROW will be required to submit an MUTCD compliant work zone traffic control (WZTC) plan when the nature of any site work will affect the ROW.

Restrictions on Use of Parking Areas
A condition of approval shall be a restriction on the use of parking areas intended for sale and storage, barring prohibited parking space use.

Back-Out Parking
No parking proposed requires back-out parking.

Alley Improvements
This site does not feature an alley.

Lot Frontage
The parcel features 131' of lot frontage along East Erie Boulevard, exceeding the 75 feet requirement.

Code Compliance for Existing Buildings
All existing structures that were previously remodeled without permits will require retroactive permits for work performed and will require code compliance. All new construction will be reviewed and inspected by the appropriate reviewers for compliance with Building Code.

Local Land Use and Residential Compatibility

- The proposed Automotive Sales is compatible with the surrounding neighborhood up the hill and nearby businesses along Erie Boulevard. The use will be consistent with the character of the area and will not adversely impact neighboring properties.

Parking/Loading & Landscaping

- The automotive sales use requires 1 spot per 300 square feet of building area and 1 spot per 5,000 square feet of display area. Based on 1,800 SF of building area and 11,034 SF of outdoor display area, 8 parking spots are required. The site provides 40 available parking spaces, significantly exceeding the minimum requirement. No landscaping is required.

Landscaping, Buffering, and Screening

- There is no proposed landscaping, none is required.

	Site, Building Design, and Exterior Lighting - Site design improvements include striping the parking area. **Signage** - No signage is proposed in this application, and none is planned for the site. **Historic Preservation** - This property is not on the City's Historic Properties list and does not require review by the Landmark Preservation Board. **Additional Standards** There are no additional standards that apply.
Staff Analysis:	**Special Use Permit Approval Criteria** **Consistency with the Intent of the Zoning Ordinance & Comprehensive Plan and Other City Policies** The proposal is consistent with the applicable Syracuse Zoning Ordinance and the City's Comprehensive Plan because it reuses an existing commercial office space without expanding the building or changing its exterior appearance, supporting local economic activity within the MX-3 district. **Compatibility with the Surrounding Area** The proposed used motor vehicle dealer office is compatible with the surrounding neighborhood and existing commercial development along Erie Boulevard East. The business will not generate excessive noise, odors, vibration, lighting, or environmental impacts typical of industrial automotive uses. **Compatible with the development of the general neighborhood and existing land uses** The proposed land use to change to "Automotive Sales" is compatible with the East Erie Boulevard corridor, and the slope in the rear separates the property from the residential development preserving neighborhood character. The proposed changes from this SUP will not substantially increase the impact of the property on the neighborhood and the surrounding area. **Impacts on pedestrian and vehicular traffic** The proposed use will not create adverse impacts on pedestrian or vehicular traffic. The property provides adequate off-street parking and utilizes existing access points from Erie Boulevard East, with low expected vehicle trip volumes from appointment-based customer visits. **Minimization of Adverse Impact on Health, Safety, and Welfare** The business will operate as an office only, prohibiting vehicle repair, dismantling, or hazardous material storage. The property is fully served by existing public infrastructure, requiring no additional municipal improvements.

	Impacts on development of the subject property and the use of adjacent land and buildings Adjacent buildings along Erie Boulevard East include another automotive use two-buildings to the west, an auto parts store directly to the west, and a restaurant to the east. Across the boulevard is a grocery store, a restaurant, and a Syracuse Police Department building. These neighboring land uses along Erie Boulevard align or are less impactful than the proposed land use. **Adequate Supporting Service** There are multiple bus stops adjacent to the property providing sufficient public transportation options. In addition, Syracuse Fire Station No. 10 on Genesee St. is located approximately a three-minute drive from the property.
Staff Recommendation:	**Staff recommend approving this project.**
Recommend conditions if approved:	1. The applicant shall comply with the general conditions for approval on the Special Use Permit. 2. The applicant shall always possess all required New York State Department of Motor Vehicle Licenses for their operation at the subject address. 3. The business shall keep all vehicle storage areas in a neat manner and in accordance with prepared parking plans provided. 4. Vehicles will not be parked within the front Right-of-Way or obstruct the ingress and egress of the property. 5. The applicant shall apply for and obtain permits prior to completing any site-work. 6. The applicant shall apply for retroactive permits for commercial renovations and fencing done without permits prior to applying for this Special Use Permit. 7. Parking is only permitted for the approved number of vehicles on-site and in accordance with the Syracuse Zoning Ordinance and New York State Department of Motor Vehicle. 8. No automotive repair, dismantling, or storage of hazardous materials shall be performed on-site.
Zoning Procedural History:	- AS-75-049 | APPROVED | Off Premise Advertising Sign. - AS-76-41 | APPROVED WITH CONDITIONS | To erect one (1) off-premise advertising sign.

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Summary of Zoning History:	Until 2023, the property was zoned Commercial, Class A (CA). On July 1, 2023, the property's zoning was updated to Transition Mixed Use Zone District (MX-3). Sign waivers dating back to 1975 and 1976 along with former zoning maps show that the property was continuously zoned CA until ReZone in 2023.
Code Enforcement History:	See attached Code Enforcement History for 2030 East Erie Boulevard.
Zoning Violations:	The proposed lot has no current zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	**Existing property characteristics** The subject property is a 0.65-acre lot located on the south side of Erie Boulevard East. The site contains an existing 2-story frame building, an asphalt driveway, and a 40-space parking lot.
SEQR Determination:	Pursuant to the 6 NYCRR §617.5c) (18) and the SEAF dated 1/13/2026 FOR TYPE II ACTION
Onondaga County Planning Board Referral:	The proposal does meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n with the proposed parking striping, and had been referred for an Administrative Review.

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

- Special Use Permit Application, SP-2026-58

Short Environmental Assessment Form Part 1 (Chao Li, 01/13/26)

- Property Survey, SY36-02-02, 2030 ERIE BLVD E 9-17-26.pdf (Paul James Olszewski, P.L.S., 09/17/2026)
- Floor Plans for basement, first floor, second floor
- Parking Plan "40 PARKING SPACES"
- Owner/Owner's Agent Certification, CHAO LI, LYDAV VILLA INC, Dated 07/20/2026
- Camino Portal Submission Details, SP-2026-58, updated October 5, 2026
- Color Photographs of the Project Site, Posted Notice

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Attachments:

Special Use Application from Camino
Special Use Permit Application Form (Camino)
CPC Completeness Letter
Posted Notice
Owner/Agent Certification
Property Survey & Floor Plan
Parking Plans
Site Photos
Short Environmental Assessment Form
Code Enforcement History
Comments from City Departments

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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

Zone District: MX-3: Transition Mixed Use Zone District

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Figure 2: Aerial Imagery of Subject Property

Description: Figure 2 shows satellite imagery of the subject property.
Image Source: Onondaga County GIS on the Web, https://spatial.vhb.com/onondaga/

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Your Submission Details

Submission Number:
SP-2026-58

Status:
Scheduling and Notice of City Planning Comission Public Hearings

Message:

Applicant Name:
chao li

Applicant Email:
[redacted]

Primary Location:
2030 ERIE BLVD E, 13224

Primary APN:
036.-02-02.0

Submission Type:
Zoning Applications > Special Use Permit

Last Updated:
October 5, 2026

Submission URL:
https://app.oncamino.com/syracuseny/dashboard/submissions/827907/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

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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 Reviews and Approvals

Zoning Review

Group: Zoning **Step is Completed By:** Agency

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

7 Reviews

Zoning Review

Group: Zoning **Step is Completed By:** Agency

8 Hearing Scheduling

Scheduling and Notice of Public Hearings

Group: Zoning **Step is Completed By:** Agency

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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**

he proposed use is a used motor vehicle dealer office within an existing commercial building located at 2030 Erie Boulevard East. The proposal is consistent with the applicable Syracuse Zoning Ordinance, the property's commercial zoning designation, and the City's Comprehensive Plan because it reuses an existing commercial office space without expanding the building or changing its exterior appearance. The proposed office use supports local economic activity, provides employment opportunities, and is compatible with the surrounding commercial corridor along Erie Boulevard East.

2 **Criteria 2**

The proposed use will comply with all applicable requirements of the Syracuse Zoning Ordinance and all applicable standards of the City of Syracuse. The existing commercial building provides adequate parking, safe vehicle access, utilities, and life safety systems. No structural modifications are proposed. All required permits, inspections, and approvals will be obtained before occupancy, and the business will operate in compliance with all federal, state, and local regulations governing licensed used motor vehicle dealers.

3 **Criteria 3**

The proposed used motor vehicle dealer office is compatible with the surrounding commercial area along Erie Boulevard East. The use will be located entirely within an existing commercial building and will not alter the exterior appearance or character of the property. The business will operate as an office for vehicle sales and administrative functions, with limited customer traffic and no outdoor repair, dismantling, painting, or other industrial activities. The proposal is consistent with the character of the surrounding commercial corridor and complies with the applicable residential compatibility and distance requirements of the Syracuse Zoning Ordinance.

4 **Criteria 4**

The proposed use is compatible with the surrounding neighborhood and existing commercial development. The project utilizes existing office space within an established commercial building and does not require expansion of the structure or significant site modifications. The business will not generate excessive noise, odors, vibration, lighting, or environmental impacts and will not adversely affect neighboring properties or businesses. The proposal will contribute to the productive use of an existing commercial property while maintaining the architectural character and integrity of the area.

5 **Criteria 5**

The proposed office use will not create adverse impacts on pedestrian or vehicular traffic. The property provides adequate off-street parking and existing access points from Erie Boulevard East. Customer visits are expected to be by appointment or limited walk-in traffic, resulting in a low volume of vehicle trips. Existing sidewalks and pedestrian access will remain unobstructed. Emergency vehicles will have full access to the site at all times. Snow removal and parking lot maintenance will continue to be provided to ensure safe vehicle circulation. No changes to traffic patterns, loading areas, or access drives are proposed.

6 **Criteria 6**

The proposed use will not create hazards or nuisances affecting the surrounding neighborhood. The business will operate as an office only and will not include vehicle repair, body work, painting, dismantling, hazardous material storage, or other activities that could generate excessive noise, fumes, or pollution. The property will be maintained in a clean and orderly condition, and all operations will comply with applicable building, fire, health, and environmental regulations. The proposal will not create conditions that encourage illegal parking, dumping, or unsafe site conditions.

7 **Criteria 7**

The proposed use will not discourage investment in adjacent properties or negatively affect surrounding property values. The office will occupy existing commercial space within a commercial corridor and will not require changes to building height, setbacks, landscaping, fencing, or exterior appearance. The project supports continued occupancy of an existing commercial building and contributes to the economic vitality of the Erie Boulevard East business district while remaining compatible with neighboring uses.

8 **Criteria 8**

The proposed use is fully served by existing public infrastructure and governmental services. The property has adequate access to public water, sanitary sewer, electricity, telecommunications, and other necessary utilities. Fire and police protection are readily available, and no additional public infrastructure improvements are required. Existing municipal services are sufficient to support the proposed office use without placing additional burdens on the surrounding community.

General Project Information

1 **Current Land Use(s)**

2 **Sign 2 Location**

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3 **Sign 2 Type**

4 **Sign 2 Size**

5 **Sign 1 Location**

n/a

6 **Sign 1 Type**

no new sgin

7 **Sign 1 Size**

n/a

8 **Nature and Extent of Special Use Requested**

The property is an existing commercial office buiding containing twelve (12) office suites and approximately 50 on-site parking spaces. The applicant proposes to obtain a Special Use Permit to allow used motor vehicle dealer offices within the builing. Individual office suites may be leased to licensed used motor vehicle dealers for administrative operations, customer meetings, sales documentation, and other office-related activities. No vehicle repair, body work, painting. dismantling, or other automotive service operations will occur on the premises. The proposed use is consistent with the existing commercial character of the Erie Boulevard East corridor and will utilize the existing building without requiring any exterior modifications or expansion. The applicant has successfully operated a licensed used motor vehicle dealership at the next property, 1918 Erie Boulevard East, for more than ten years. In addition, a similar office building located at 5960 Court Street has successfully operated by leasing individual office suites to licensed used motor vehicle dealers. The proposed use at 2030 Erie Boulevard East follows the same office-based business model and is expected to be compatible with the surrounding commercial area while supporting small licensed dealership businesses.

9 **Has the owner obtained a certificate of use?**

No

10 **Proposed Number of Dwelling Units (if applicable)**

10.0

11 **Current Number of Dwelling Units (if applicable)**

10.0

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

Automobile sales

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

14 **Proposed Onsite Parking**

15 **Current Onsite Parking**

50

16 **Proposed Hours of Operation**

17 **Current Hours of Operation**

n/a

18 **Current Number of Dwelling Units**

19 **Proposed Number of Dwelling Units**

20 **Proposed Use of the Property**

Used car dealer office

21 **Current Use of the Property**

OFFICE

22 **Lot Size (sq ft)**

23 **Business/Project Name**

LYDAV VILLA INC

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This PDF was generated on October 5, 2026 and may be out of date.

Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Noah Garcia
Director of Zoning

Haohui Pan
Assistant Director of Zoning

Conor Rourke
Land Use & Zoning Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Zoning Administrative Specialist

Chao Li
Lydav Villa Inc.
4872 Clark Lane
Manlius, NY 13104
10/5/2026

Re: Application Completeness for City Planning Commission for 2030 E Erie Blvd

Dear Chao Li,

On October 5, 2026, Samuel Prescott determined the proposed project SP-2026-58 at 2030 East Erie Boulevard 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 Samuel Prescott 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 Samuel Prescott 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.

2030
ON THIS SITE, SP-2026-58 IS SPECIAL USE PERMIT APPLICATION TO ESTABLISH AUTO SALES.THE PROPERTYIS OWNED BY CHAO LI AND IS IN THE TRANSITIONAL MIXED USE ZONE DISTRICT. THIS MATTER WILL BE DISCUSSED AT A PLANNING COMMISSION MEETING ON TUESDAY, OCTOBER 13, 2026, AT 6 P.M. IN THE COMMON COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW YORK. FOR MORE INFORMATION VISIT SYR.GOV/PC AND SEND COMMENTS TO ZONING@SYR.GOV

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

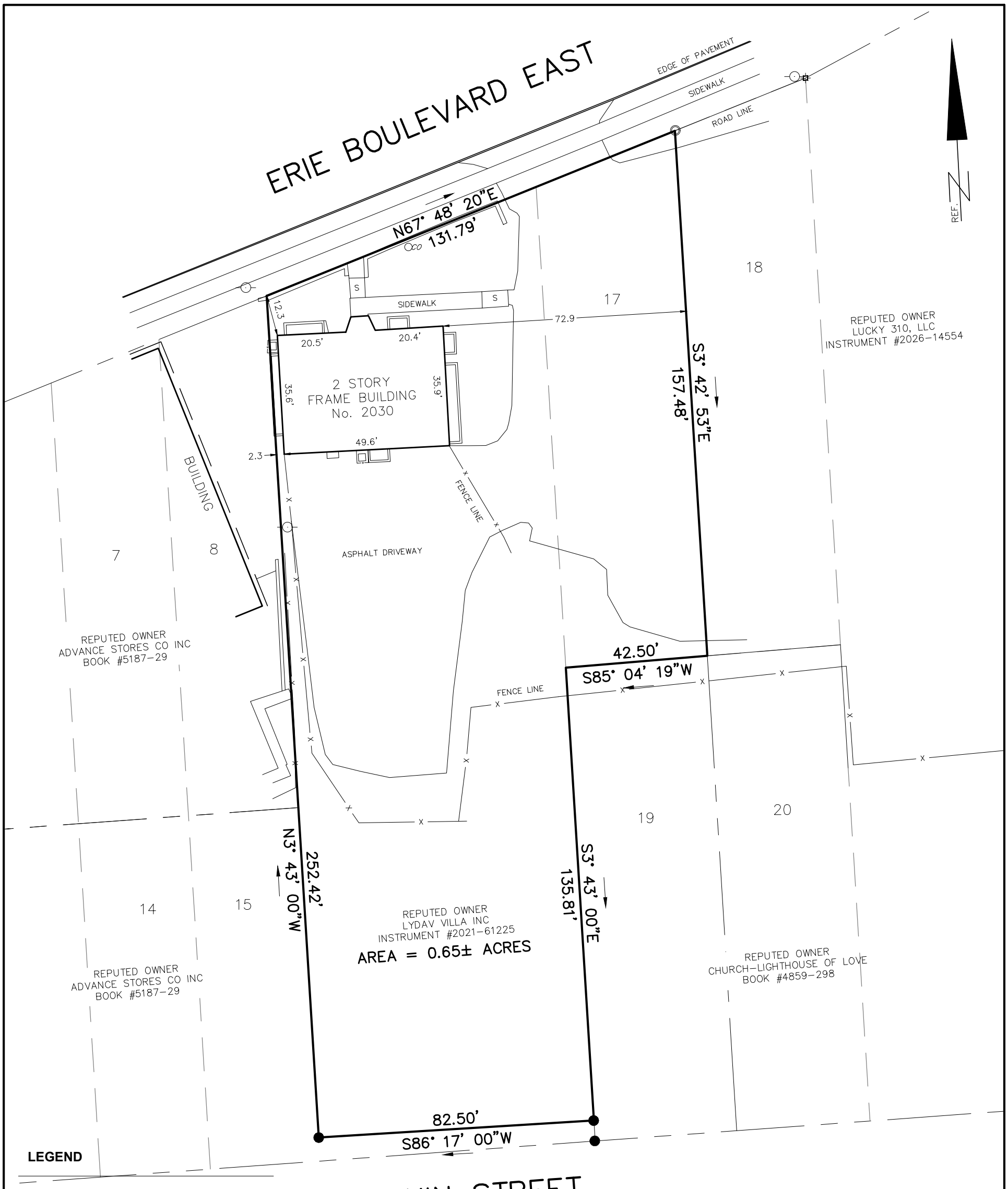
By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.

Print owner's name: CHAO LI	
Signature: Chao Li	Date: 07/20/2026
Mailing address: 4872 Clark Ln, Manlius, NY, 13104	
Phone: [redacted]	
Print applicant's name: LYDAV VILLA INC	
Signature: CHAO LI	Date: 07/20/2026
Mailing address: 4872 Clark Ln, Manlius, NY, 13104	
Phone: [redacted]	
Print authorized representative's name (if applicable):	
Signature:	Date: 07/20/2026
Mailing address:	
Phone:	Email:

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

PLEASE NOTE:

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



LEGEND

CONCRETE MONUMENT FOUND

IRON PIPE FOUND

IRON ROD FOUND

IRON ROD SET

UTILITY POLE

REFERENCE

CITY OF SYRACUSE PLAT No. 215

STATE OF NEW YORK · JOHN MICHAEL LEGNETTO · EXCELSIOR · 051109 · LICENSED LAND SURVEYOR

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 08-26-2026.

JOHN M. LEGNETTO, P.L.S. LICENSE No. 51109

"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."

"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

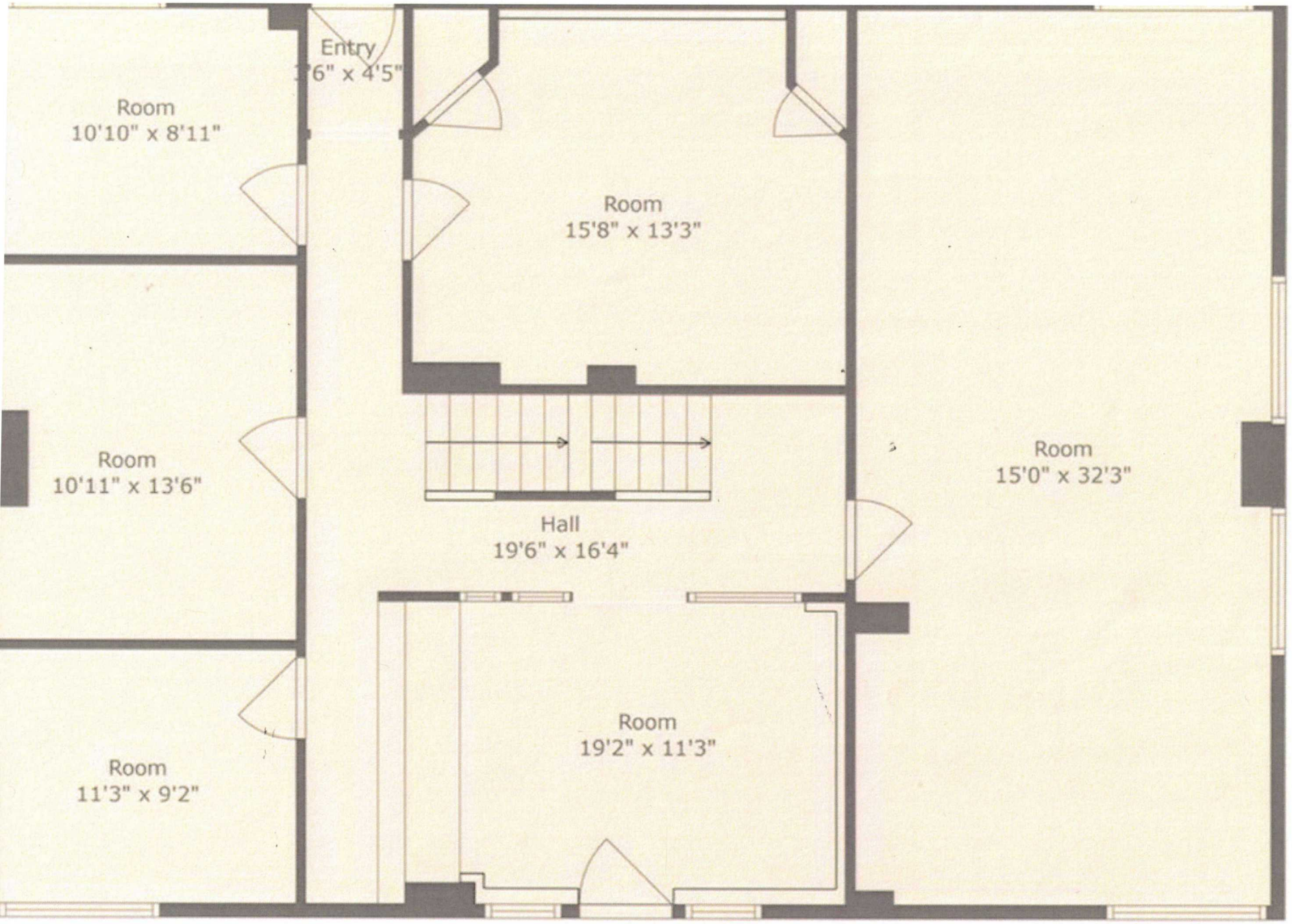
PARCEL OF LAND

CITY OF SYRACUSE

COUNTY OF ONONDAGA STATE OF NEW YORK

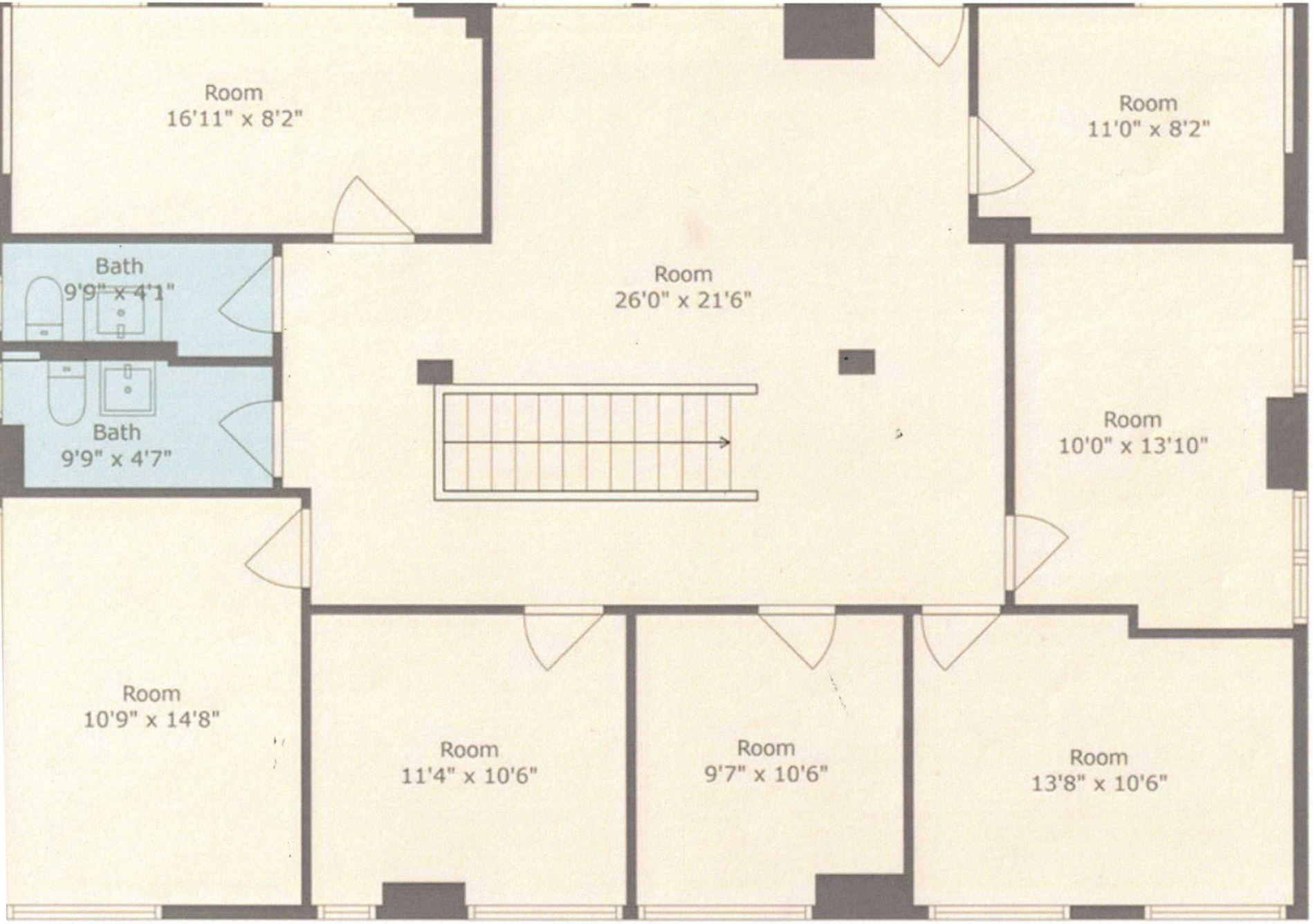
PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TPKE, SUITE B1
SKANEATELES NEW YORK, 13152
315-488-5552 pjosurvey.com

DATE: SEPTEMBER 17, 2026 SCALE: 1" = 30 FEET PROJECT No. SY36-02-02



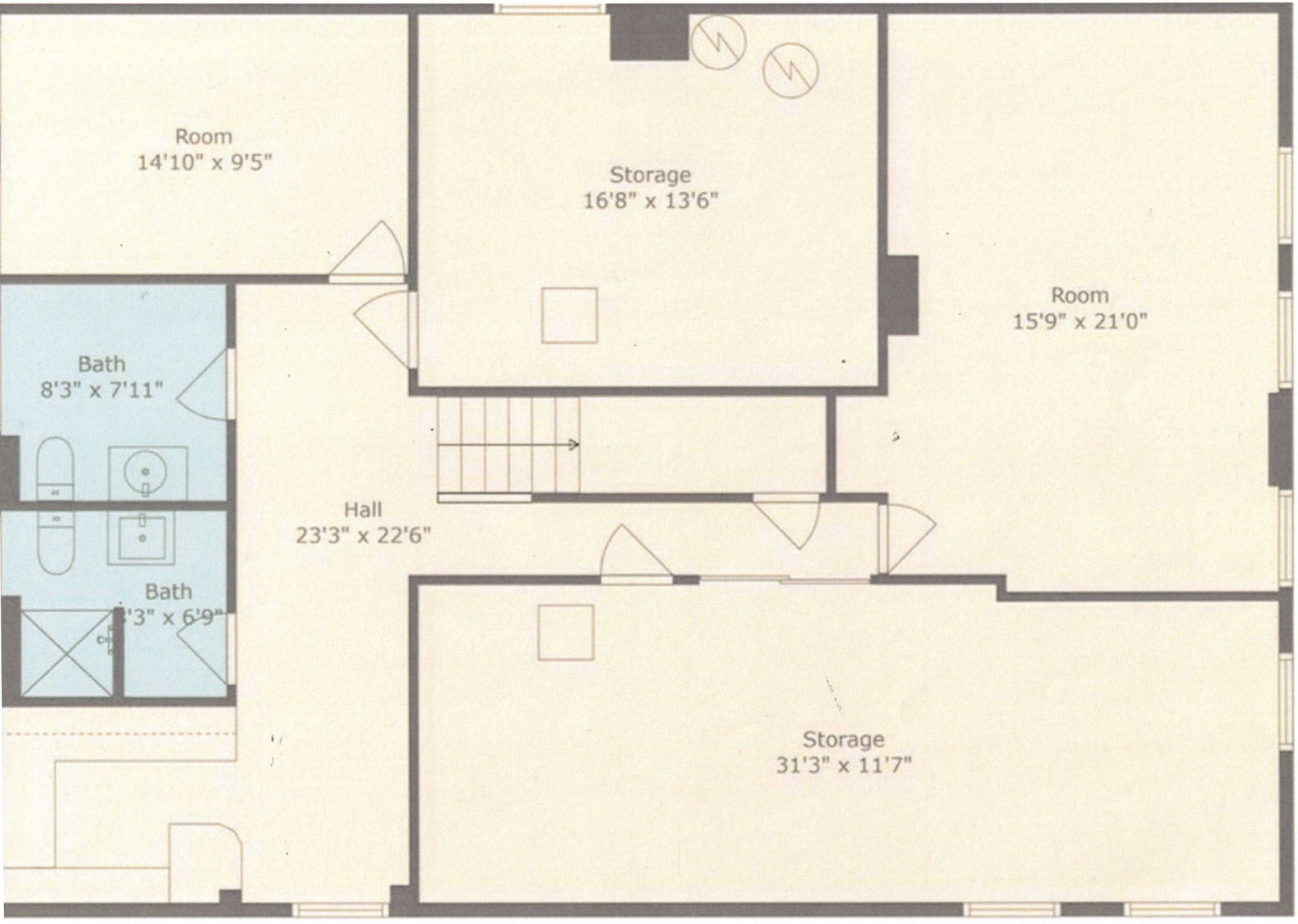
Total GLA: 4123 sq. ft | Total: 4733 sq. ft
Floor 1: 967 sq. ft (Excluded areas 610 sq. ft)
Floor 2: 1578 sq. ft
Floor 3: 1578 sq. ft

first floor



Total GLA: 4123 sq. ft | Total: 4733 sq. ft
Floor 1: 967 sq. ft (Excluded areas 610 sq. ft)
Floor 2: 1578 sq. ft
Floor 3: 1578 sq. ft

second floor



Total GLA: 4123 sq. ft | Total: 4733 sq. ft
Floor 1: 967 sq. ft (Excluded areas 610 sq. ft)
Floor 2: 1578 sq. ft
Floor 3: 1578 sq. ft

basement.

40 PARKING SPACES

2030

CNYIS

CNYIS

CNYIS

CNYIS

CNYIS

CNYIS

CNYIS

CNYIS

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:
Special Use permit for Used vehicles Dealer office

Project Location (describe, and attach a location map):
2030 Erie Boulevard E, Syracuse, NY 13224

Brief Description of Proposed Action:
The applicant requests a special Use Permit to allow an existing commercial office building containing twelve(12) office suites to be leased to licensed Used Motor vehicle dealers for office and administrative operations. No building expansion site modifications, vehicle repair, bodywork, painting, dismantling or other service

Name of Applicant or Sponsor:
CHAO LI

Telepho[redacted]

E-Mail: [redacted]

Address:
6733 KINNE RD

City/PO: Syracuse NY | State: NY | Zip Code: 13214

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? _____ 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? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
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:	☑	☐
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:	☑	☐
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:	☑	☐

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

Applicant/sponsor/name: CHAO LZ Date: 1/13/26

Signature: [illegible] Title: Owner

PRINT FORM

Agency Use Only [If applicable]

Project: SP-2026-58

Date: 10/13/2026

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
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?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: SP-2026-58

Date: 10/13/2026

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	10/13/2026
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 - 10/02/2026
Tax Map #: 036.-02-02.0
Owners: Lydav Villa Inc
Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
2030 Erie Blvd E	06/20/75	Project	Off Premise Advertising	Approved	AS-75-049 | OFF PREMISE ADVERTISING SIGN
2030 Erie Blvd E	06/02/76	Project	Off Premise Advertising	Approved	AS-76-041 | OFF PREMISE ADVERTISING SIGNAGE
2030 Erie Blvd E	06/22/15	Completed Complaint	Catch Basin: Clean	Completed	2015-16692 | cb need cleaning
2030 Erie Blvd E	05/25/21	Inspection	Complaint Inspection	Fail	
2030 Erie Blvd E	05/25/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2030 Erie Blvd E	06/16/21	Inspection	Complaint Inspection	Fail	
2030 Erie Blvd E	06/24/21	Inspection	Complaint Re-Inspection	Pass	
2030 Erie Blvd E	07/12/21	Inspection	Vacant Property - Routine Inspection	Fail	
2030 Erie Blvd E	07/26/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	08/30/21	Inspection	Vacant Property - Routine Inspection	Fail	
2030 Erie Blvd E	09/07/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	10/01/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	10/20/21	Inspection	Vacant Property - Routine Inspection	Fail	
2030 Erie Blvd E	10/27/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	11/18/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	12/09/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	04/01/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	05/04/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2030 Erie Blvd E	06/24/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	07/06/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	09/06/22	Inspection	Vacant Property - Routine Inspection	Fail	
2030 Erie Blvd E	09/06/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2030 Erie Blvd E	09/16/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	11/02/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	04/05/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	04/07/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Closed	
2030 Erie Blvd E	08/02/23	Inspection	Vacant Property - Routine Inspection	N/A	
2030 Erie Blvd E	03/08/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	04/05/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	05/13/24	Inspection	Vacant Property - Routine Inspection	N/A	
2030 Erie Blvd E	05/30/24	Completed Complaint	Vacant House	Admin-Closed	2021-14335 | OG

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

SP-2026-58

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	SP-2026-58 Conditionally Approved Traffic Control Review 10-6-26 -No concern with proposed SP. -Transportation comments regarding parking spaces shall be addressed. • No sidewalk closures, lane restrictions, road closures, or work shall be performed in the ROW as part of site work, without proper permits obtained. • Applicant will be required to submit an MUTCD compliant work zone traffic control (WZTC) plan when the nature of any site work will affect the ROW.
DPW Transportation	Conditionally Approved	Neil Burke	Parking stalls closest to the ROW appear to be in conflict with ingress/egress via the curb-cut on Erie Boulevard East. Cars pulling into the lot would be blocked partially or in full by parked vehicles as depicted in the site plan. • ADA compliant walkway is required from the main entrance/s to the public ROW. Walkways to be offset from travel lanes to accommodate for snow storage

Engineering- SWPPP	Not Applicable	Mirza Malkoc	- No objection to the Special Use Permit. - This is just a reminder that any future development is subject to City review and approval before construction commences.
Parks and Forestry	Approved	Jeff Romano	If project scope triggers revised parking lot design / layout, the applicant should adhere to requirements.
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.