



**APPLICANT INFORMATION:**

(Copy of contract to purchase must be included with application)

Contract Purchaser(s)  Tenant  Co-Applicant  Other (please state):

Name(s):

Mailing Address:

Zip:  Home phone:  Day Phone:

E-mail:

**REPRESENTATIVE INFORMATION:**

(Only if involved in this application)

Attorney  Architect  Contractor  Other

Name(s):

Mailing Address:

Zip:  Telephone:  E-mail:

**DESCRIPTION OF OPERATION:**

Days of week open:

Hours of operation:

Maximum number of employees on premises at one time:

Number of off-street parking available (site plan required to indicate location):

Other uses currently on the property: FIRST FLOOR:

SECOND FLOOR:  OTHER FLOORS:

Indicate types and uses of other structures on the property if any (i.e. garage, storage building, etc.):

**SIGNAGE INFORMATION:**

Size and location of all existing AND proposed signage (use additional sheet if necessary)

A sign plan is required, see attachment (Wall, Ground, Projecting, Window)

Size	<input type="text" value="12'w x 3'hx5"/>	Location	<input type="text" value="Above Store Entrance"/>	Type	<input type="text" value="Pill Shaped LED Cabinet Illuminated"/>
Size	<input type="text"/>	Location	<input type="text"/>	Type	<input type="text"/>
Size	<input 2"="" 3'8&amp;1="" type="text" value="6' 2&amp;1/4\" w="" x=""/>	Location	<input type="text"/>	Type	<input type="text" value="(2) Lexan Signs to Fit in Cabinet"/>

**SPECIAL PERMIT FUNCTIONS:** (Check all that apply)

- Dining room  Bar Service  Drive-thru
- Entertainment  Stage  DJ Booth
- Light Duty auto repair  Heavy Duty auto repair
- Car Wash Facility  New Auto Sales  Used Auto Sales

Has owner obtained or applied for a Certificate of Use:  Yes  No

**DECLARATION:**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

**CURRENT PROPERTY OWNER SIGNATURE**

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

  
\_\_\_\_\_  
**CURRENT PROPERTY OWNER SIGNATURE** 12-3-18  
**DATE**  
*James A. Baladi*

**Please legibly PRINT SIGNATURE NAME and TITLE**

**\*Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

**FOR STAFF USE ONLY**

\*\*\*\*\*

**REFERRAL NEEDED**

- ONONDAGA COUNTY PLANNING BOARD
- SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within \_\_\_\_\_ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).
- OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) \_\_\_\_\_

.....

*2018-12-3-18*

December 3, 2018

**VIA OVERNIGHT DELIVERY**City of Syracuse Department of Zoning  
201 East Washington Street, Room 512  
Syracuse, NY 13202**Re: 2922 & 2956 East Genesee Street, Syracuse, NY (BDP#1032)  
Application for Special Permit Review for a  
Bottle and Can Redemption Center**

Dear Sir or Madam:

Benderson Development Company, LLC is pleased to submit, in connection with the above-referenced property, an Application for Special Permit for review by the Planning Commission to allow for the re-tenanting of the existing, vacant space with a bottle and can redemption center.

**The Subject Property**

As the City is aware, the property is located on East Genesee Street and is improved with a +/- 14,073 s.f. commercial building. Dollar General currently is a tenant and occupies 11,014 s.f. of the existing building. There is a current vacancy of 1,831 s.f. located on the southwest corner of the building as shown in the enclosed materials. The property maintains a seventy-three stall parking lot.

**The Subject Application**

The subject application is to infill the existing, vacant 1,831 s.f. of vacant tenant space with a bottle and can redemption center to be operated by UPSTATE NY Bottle & Can Retrieval Center, LLC. No site plan changes or changes to the building are proposed as the tenant will simply utilize the existing vacancy. As demonstrated by the enclosed materials, a new building-mounted sign is proposed over the tenant space and we are proposing to re-utilize the existing pylon sign. The bottle and can redemption center is proposed to operate Monday through Saturday, 9:00 am to 6:00 pm. The maximum number of employees on the premises will be four (4).

**Zoning Ordinance Part C, Section IV, Article 1 Requirements**

The application meets the requirements of Part C, Section IV, Article 1-2. Of the Zoning Ordinances as follows:

- a. *“The nature and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, its site layout, and its relation to streets giving access to it shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection with such use shall not be hazardous or detrimental to the predominant character of the neighborhood or to the normal traffic of the neighborhood....”*

**Response: The property is an existing commercial building with an existing parking lot and access onto East Genesee Street. The application only seeks to infill a very small portion of the building, located in the rear of the building, with the bottle and can redemption center. The proposed infill of the 1,831 vacant tenant space, which represent 13% of the entire**



**building, will not be hazardous or detrimental to the predominate character of the neighborhood or to the normal traffic of the neighborhood. The special use permit will result in no change to the existing building, parking lot, or access and will not result in any negative impacts.**

- b. *The nature, locations, intensity and site layout shall be in harmony with the appropriate and orderly development in the area in which it is situated, and this its operation shall not be detrimental by reason of dust, noise, odor, explosion, glare or otherwise.*

**Response: As noted above, the application seeks simply to infill 13% of the existing building with the bottle and can redemption center. All activities will occur within the building and no activities related to the business will occur outside the tenant space. As a result of the above, the application is in harmony with the appropriate and orderly development in the area in which it is situated, and this its operation shall not be detrimental by reason of dust, noise, odor, explosion, glare or otherwise.**

- c. The location and height of the buildings, the location, nature and height of walls, fences and other structures, and the nature and extent of drainage and landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent lands and buildings, nor impair the value thereof.

**Response: As noted above, the property is improved with an existing building and the application simply seeks the infill of the vacant tenant space. The application results in no change to the building, site or access. As a result, granting the application will not hinder or discourage the appropriate development and use of adjacent lands and buildings, nor impair the value thereof**

**Waivers:**

We respectfully request waivers of the existing, non-compliant setbacks. It appears that the existing building currently does not meet the following: (1) the front building setback (10' required, 9.81' provided); (2) side yard building setback (4' required, 2.42' provided) and (3) front parking setback (10' required, 0' provided). As noted above, this is an existing commercial building and site, and the tenant is occupying existing vacant tenant space. The application meets the criteria for a waiver for the reasons noted above in that:

- a. The proposal does not substantially change the use, design, character or nature of the development of the property;
- b. The proposal is not detrimental to the appropriate development or use of adjacent lands and buildings; and
- c. The proposal is not detrimental to the orderly flow of vehicular or pedestrian traffic on-site or off-site.

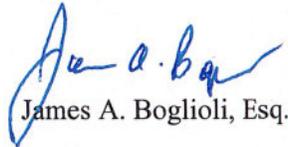


570 DELAWARE AVENUE  
BUFFALO, NEW YORK 14202  
716.886.0211.P :: 716.886.1026.F

**Conclusion:**

We believe that this is a good infill of the existing, vacant tenant space. Granting the application will not have any detrimental impacts. We look forward to working with the City of Syracuse on this project. Should you require any additional information, please do not hesitate to contact me at (716) 878-9626 or at JamesBoglioli@benderson.com.

Thank you,  
**BENDERSON DEVELOPMENT COMPANY, LLC**

  
James A. Boglioli, Esq.

# Short Environmental Assessment Form

## Part 1 - Project Information

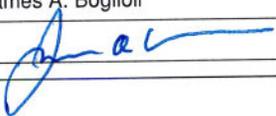
### Instructions for Completing

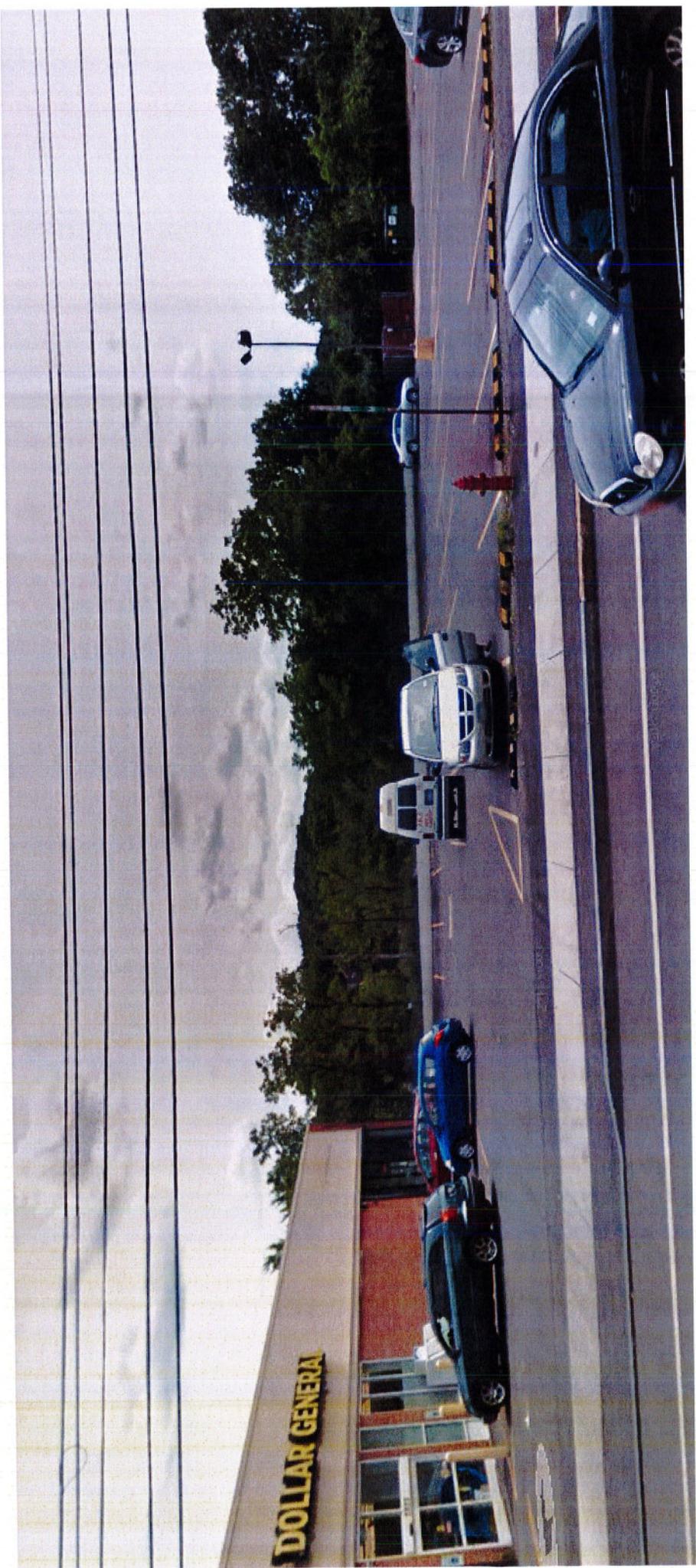
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: UPSTATE NY Bottle & Can Retrieval Center, LLC			
Project Location (describe, and attach a location map): 2956 East Genesee Street, City of Syracuse, Onondaga County			
Brief Description of Proposed Action: The proposed action is converting an existing, vacant space (formerly a pizza shop) into a bottle and can redemption center at the above referenced location			
Name of Applicant or Sponsor: Benderson Development Company, LLC		Telephone: 716-878-9626	
		E-Mail: jamesboglioli@benderson.com	
Address: 570 Delaware Ave			
City/PO: Buffalo		State: NY	Zip Code: 14202
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.			<b>NO</b>
			<b>YES</b>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse - Building Permit			<input type="checkbox"/>
			<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 0.05 acres	
b. Total acreage to be physically disturbed?		_____ 0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.04 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

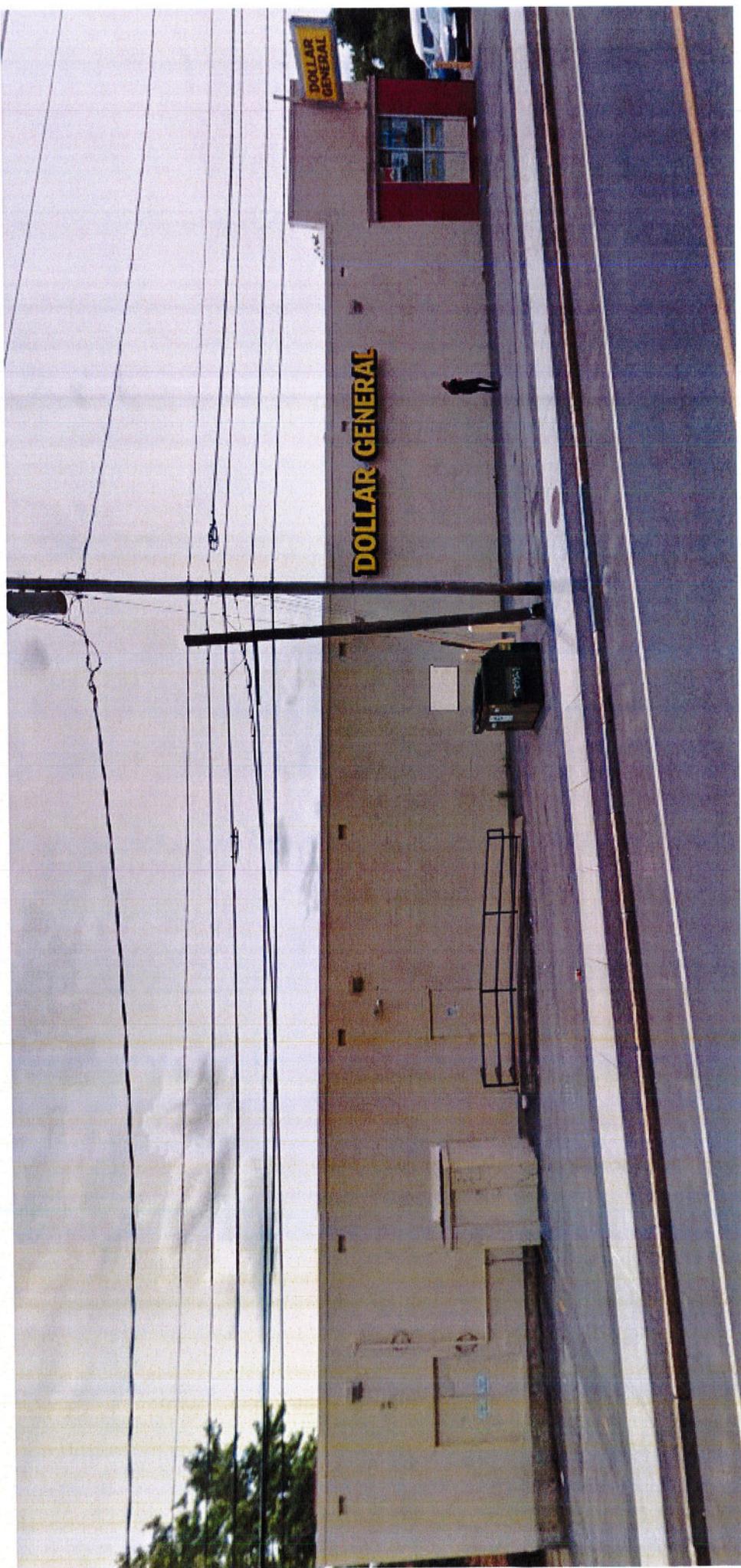


<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>James A. Boglioli</u> Date: <u>12-03-18</u></p> <p>Signature: <u></u></p>		



12/20/17

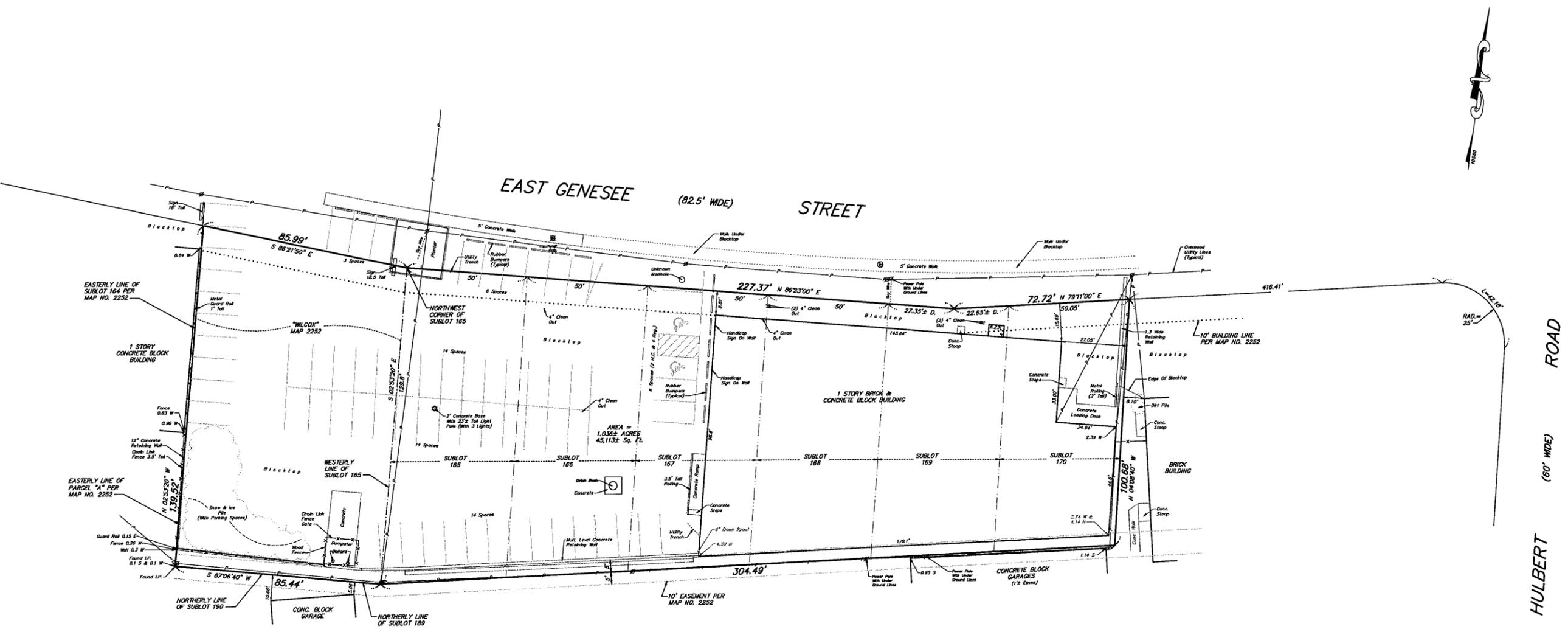
12/20/17



DOLLAR GENERAL

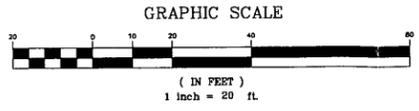
DOLLAR GENERAL





**EASEMENT**  
 SUBJECT TO RIGHT OF WAY EASEMENT GRANTED TO THE SYRACUSE LIGHTING COMPANY, INC. AND NEW YORK TELEPHONE COMPANY IN ONONDAGA COUNTY CLERK'S OFFICE IN LIBER 591 DEEDS PAGE 161 (AS DESCRIBED EXACT LOCATION NOT PLOTTABLE)

SUBJECT TO SEWER EASEMENT BY ONONDAGA COUNTY CLERK'S OFFICE IN LIBER 591 DEEDS PAGE 161 (AS DESCRIBED EXACT LOCATION NOT PLOTTABLE)



LEGEND			
U	UTILITY / SERVICE POLE	R.O.W.	RIGHT OF WAY
W	WATER LINE VALVE	CONC.	CONCRETE
F	FIRE HYDRANT	INV.	INVERT
D.I.	(DROP INLET - STORM)	M.H.	MANHOLE
M	MANHOLE (STORM)	---	GAS LINE
M	MANHOLE (ELECTRIC)	---	WATER LINE
M	MANHOLE (TRAFFIC)	---	TELEPHONE LINE
M	MANHOLE (SANITARY)	---	ELECTRIC LINE
LDR	(LIGHT DUTY RECEIVER - STORM)	---	UTILITY LINES
B	BYD (BACKYARD DRAIN INLET - STORM)	---	CABLE LINES
G	GAS LINE VALVE	D.	DEED
L	LIGHT STANDARD	M.	MEASURED
S	SIGN	L.	LIBER
H.C.	HANDICAP	P.	PAGE

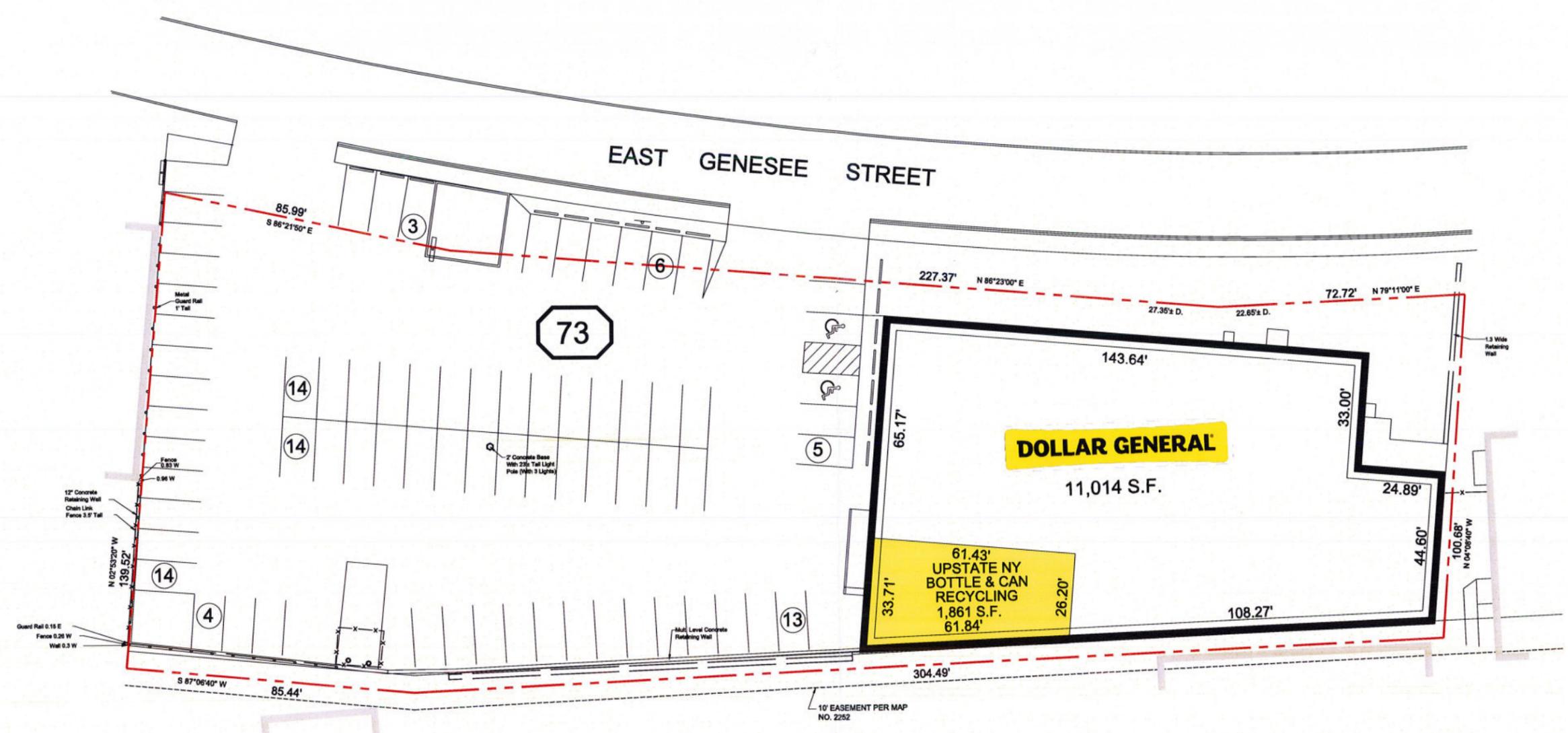
INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Linear 4772 Onondaga Page 843  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.  
 NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY. NOTE: THIS SURVEY WAS PERFORMED UNDER SEVERE DRY AND ICE CONDITIONS.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE SURVEY STANDARDS FOR LAND SURVEYS ADOPTED BY THE SURVEYORS OF THE COUNTY BY THE RESOLUTION OF THE Board of Supervisors of Onondaga County, N.Y.

**Millard, MacKay & Delles**  
 LAND SURVEYORS, LLP  
 150 AERO DRIVE  
 BUFFALO, NEW YORK 14225  
 PHONE (716) 631-5140 - FAX 631-3811

AMEND:  
 SURVEY DATE: J-21-11  
 DRAWING DATE: J-23-11  
 SCALE: 1" = 20'  
 \*ALL RIGHTS RESERVED\*

LOT NUMBERS 165, 166, 167, 168, 169 & 170 ACCORDING TO AMENDED MAP NO 5, SECTION A & B, BEING MAP NO.2252 AND MORE PART OF LOT 49 SECTION \_\_\_\_\_ TOWNSHIP \_\_\_\_\_ RANGE \_\_\_\_\_ OF THE: Former Town of Dewitt SURVEY - Onondaga COUNTY, N.Y.  
 SURVEY OF: 2922 East Genesee Street, City of Syracuse SBL No. 42.00-2-3



**2922 & 2956 E GENESEE STREET**

2922 & 2956 GENESEE STREET  
SYRACUSE, NEW YORK 13224

PROPERTY ID#: 1032 PROPOSED SITE PLAN DECEMBER 3, 2018

**BENDERSON**  
DEVELOPMENT COMPANY, LLC

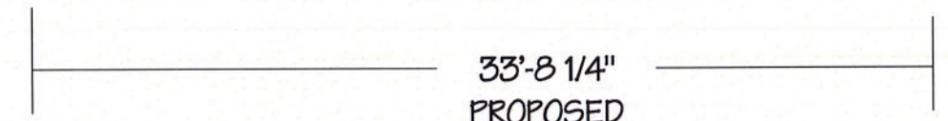
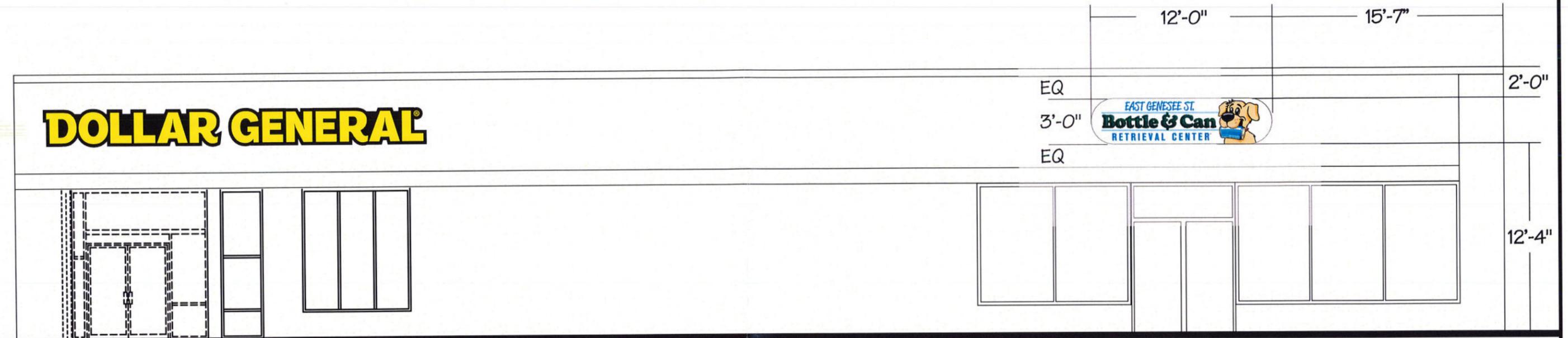
370 DELAWARE AVENUE, BUFFALO, NY 14202  
Phone (716) 864-0111 Fax (716) 864-7711  
www.benderson.com

**SITE PLAN**

DRAWN BY: TCA SCALE: 1:18

THE SOLE PURPOSE OF THIS DRAWING IS TO ILLUSTRATE THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE DEMISED PREMISES. NO OTHER WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE WITH RESPECT TO THE ILLUSTRATION.

CENTER OVER DOORS



33'-8 1/4"  
PROPOSED  
UPSTATE NY BOTTLE &  
CAN RETRIEVAL CENTER

BUILDING ELEVATION (WEST)

1/8"=1'-0"

**BENDERSON  
DEVELOPMENT**

570 DELAWARE AVENUE, BUFFALO, NEW YORK 14202

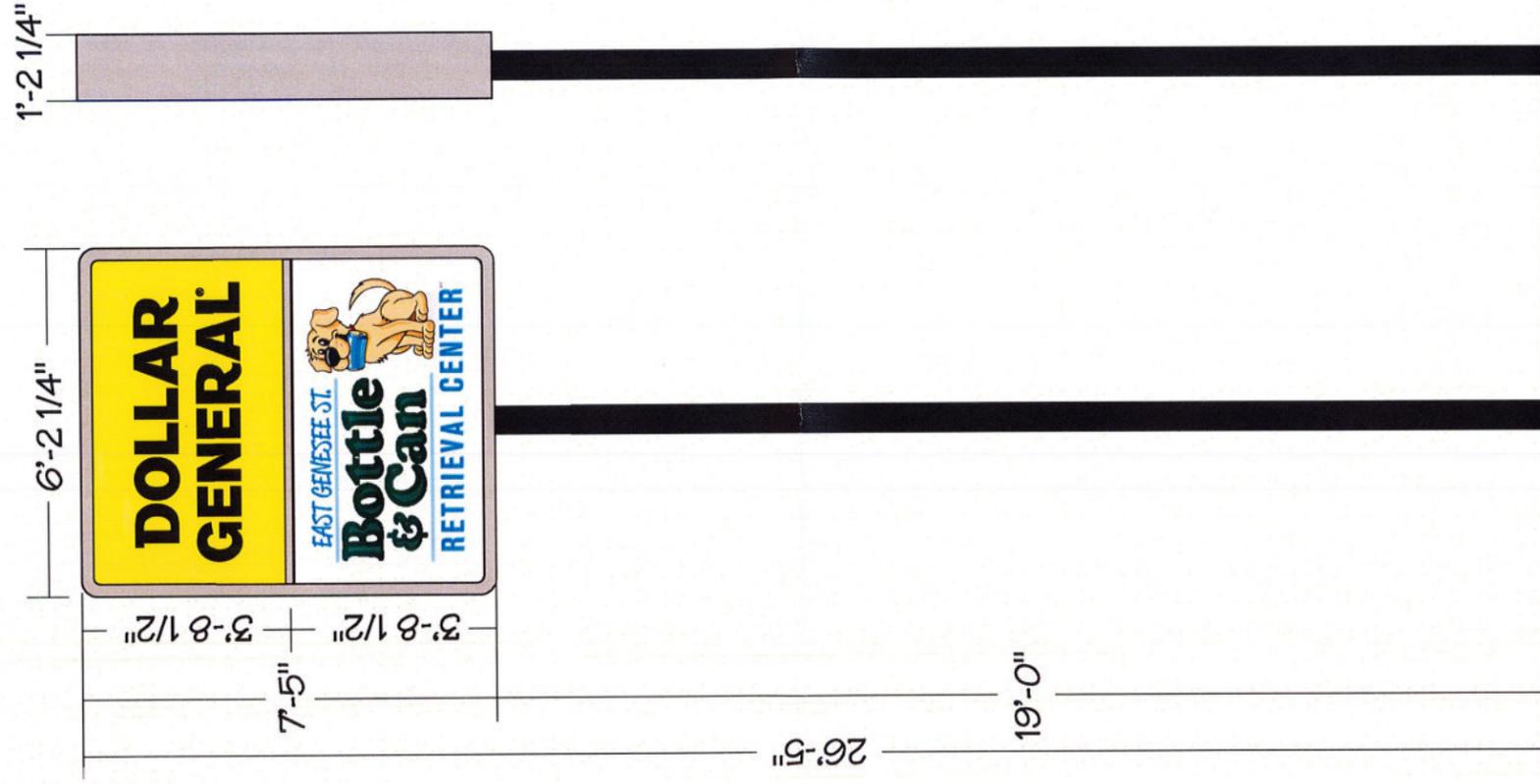
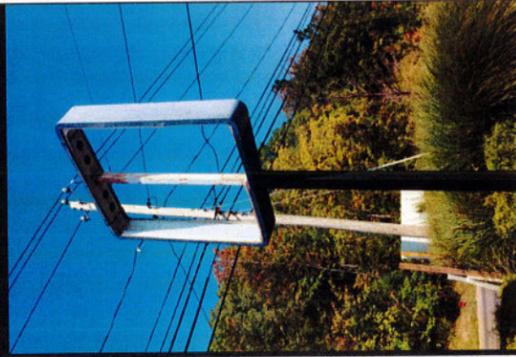
PROPERTY 2900 GENESEE ST.

SYRACUSE, NY

PROP.# 1032 DRWG. # 1032 ELEV

BY D. WATTS DATE 01.02.03 REVISION 11.14.18 VAF

EXISTING SIGN



PYLON SIGN 1/4" = 1'-0"

# BENDERSON DEVELOPMENT

570 DELAWARE AVENUE, BUFFALO, NEW YORK 14202

PROPERTY E. GENESEE ST

SYRACUSE, NY

PROP.# 1032 DRWG.# 1032PY

BY: V. FRAGALE DATE 09.20.18 REVISION 11.14.18 VAF