

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>18-33</u>
Tax map Section: <u>007</u> Block: <u>30</u> Lot: <u>26.0</u> Zoning District: <u>RA</u>	

1. Address of subject property: 1207 Park st Syracuse, NY, 13208

2. Year property was purchased by current owner: 2018

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Dumar Koundoul

Mailing Address: 1126 Park St

Zip: 13208 Daytime phone number: 315 870 8200 home phone number:

E-mail (alternate contact for additional information request):

b. Contract purchaser(s) Lessee or Co-applicant (if applicable)

*note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.

Name(s): Dumar Koundoul

Mailing Address: ~~1126~~ 1126 Park st Syracuse, NY, 13208

Zip: 13208 Home phone number: 315 870 8200 Day Phone:

E-mail (alternate contact for additional information request): koundoulD@Yahoo.fr

c. Representative: Attorney , Architect , Contractor , Other
(Only if involved in this application)

Name(s):

Mailing Address:

Zip: Telephone number:

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.):

Barber shop

Proposed use and occupancy of property: Grocery store

Current number of onsite (off-street) parking spaces: street parking

Proposed number of onsite (off-street) parking spaces:

SYRACUSE BOARD OF ZONING APPEALS
CITY HALL COMMONS, ROOM 101
201 EAST WASHINGTON STREET
SYRACUSE, NY 13202
(315) 448-8640

Board of Zoning Appeals application Procedures

Variance applications involve public hearings with the Board of Zoning Appeals. A variance application will not be considered complete on the applicant's part until all required submittals have been received and have been through a preliminary review by Zoning Office staff (and possibly other departments), including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Once an application has been determined to be ready for a public hearing with the Board of Zoning Appeals, it will be scheduled for the **next available** hearing date (allowing the necessary time from for the Board's authorization, newspaper publication, mailing schedules, etc.). A "Public Notice" regarding the hearing date will then be mailed to the applicant (and representative, if any), approximately ten (10) days prior to the hearing date.

The public notice is also published in the Syracuse Post Standard newspaper ten (10) days prior to the hearing date. Public notices are also sent to property owners contiguous to any property subject to a public hearing, and to other city departments and neighborhood organizations.

The application, and its contents, will then be open for inspection at the Syracuse Office of Zoning Administration during regular office hours.

Unless otherwise notified, all meetings at which public hearings are to be held will begin at 1:00 p.m. in the Common Council Chambers on the third floor of City Hall.

The applicant or his or her representative **must attend** the public hearing to explain the case request to the Board of Zoning Appeals. (The rules of the Board of Zoning Appeals **do not permit postponements** due to the absences of applicants or their representatives.) A variance decision is not final until a written resolution is adopted by the Board of Zoning Appeals and filed with the secretary to the Board. Depending upon the situation, the resolution may possibly not be adopted until a later meeting. A copy of the resolution will be mailed to the applicant.

Depending upon the type and complexity of the application, additional necessary reviews, and the hearing schedule, the entire variance application process from the submission of the application to the release of the resolution may take approximately two months.

Please sign that you have read and understand the above information and return this page with the application.

Signed: _____

Date: _____

09/24/2018

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration, located in Room 101 at City Hall Commons, 201 East Washington Street, Syracuse, NY 13202-1426. If you wish to discuss the application with a member of our staff, please call ahead for an appointment (448-8640).

DENIAL OF PERMIT

REFERENCE ADDRESS 1207 PARK ST

WARD NO. _____

OWNER NICHOLAS CAPPARELLI (POSSIBLE NEW OWNER: DUMAR KOUNDOUL)

OWNER'S ADDRESS 6661 KAME WAY
EAST SYRACUSE NY

CONTACT: DUMAR KOUNDOUL : 315-870-8200 TELEPHONE _____

APPLICATION FOR PERMIT TO:

erect (). convert (X) maintain () operate ()

BUILDING → CHANGE USE STORE → NOT PERMITTED IN ZONING DISTRICT.

DENIED UNDER ARTICLE (s) _____

_____ of the zoning ordinance for the following reasons: _____

- PLANS ATTACHED, APPROVED BY _____ ON _____
- SURVEY ATTACHED
- ZONING REVIEWED BY _____

LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS
BOOK (S) NO. _____
PLATE (S) NO. _____
PARCEL (S) NO. _____

DATE SEPTEMBER 20, 2018 SIGNATURE [Signature]

617.20
Appendix B
Short Environmental Assessment Form

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			
N'DELLA'S Market			
Name of Action or Project:			
Project Location (describe, and attach a location map): 1205 ^{1/2} - 12017 Park St Syracuse NY, 13208			
Brief Description of Proposed Action: Converting a former barbers shop to convenient store. No remodeling everything. Stay the same except the setting of shelving.			
Name of Applicant or Sponsor: Dumar Koundoul		Telephone:	
		E-Mail:	
Address: 1126 Park St			
City/PO: Syracuse		State: NY	Zip Code: 13208
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
Building Permit			
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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			

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)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Dumar Koundoul</u>	Date: <u>09/24/2018</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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?"

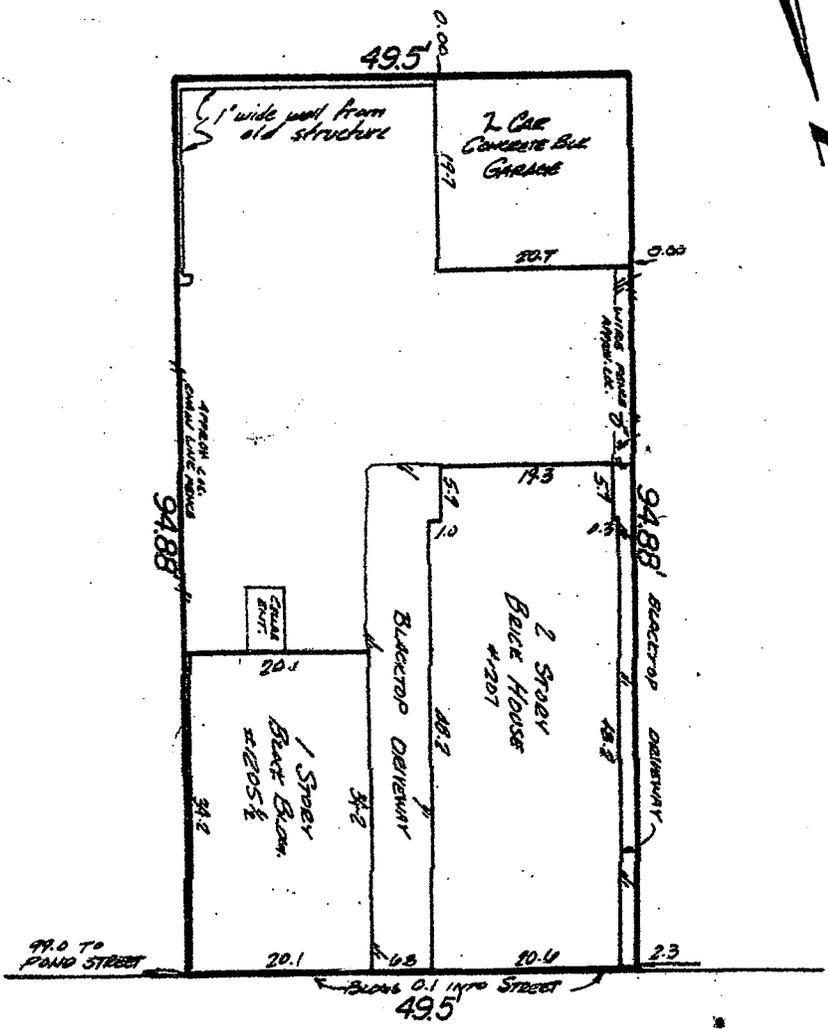
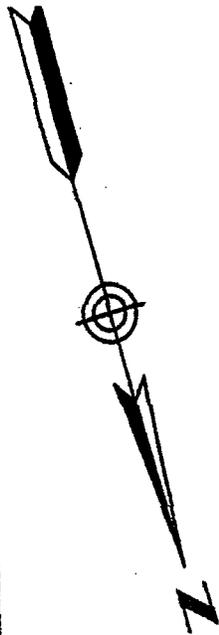
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
_____	_____
Name of Lead Agency	Date
_____	_____
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



PARK STREET

JHR

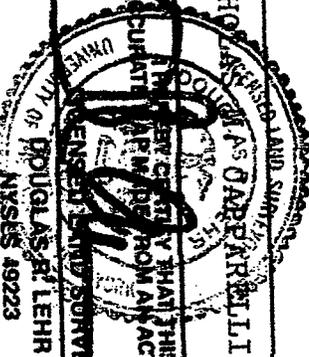
ENGINEERS



NEW YORK

TO: NICHOLAS ASARELLI, JR.

THIS SURVEY IS AN
ACCORDANCE WITH THE ACTUAL SURVEY.



Location survey on Lot #27, Block #114,
City of Syracuse.

Known as No. 1205 1/2 - 1207 Park Street,
City of Syracuse, County of Onondaga, N.Y.

DRAWN BY: DJR SCALE: 1" = 20' DATE: 23 Feb 1987

REVISIONS: DRAWING NO. 87-02-100*

1: orders

2, 3, 4, 5: shelves

6: counter top

7: coffee table

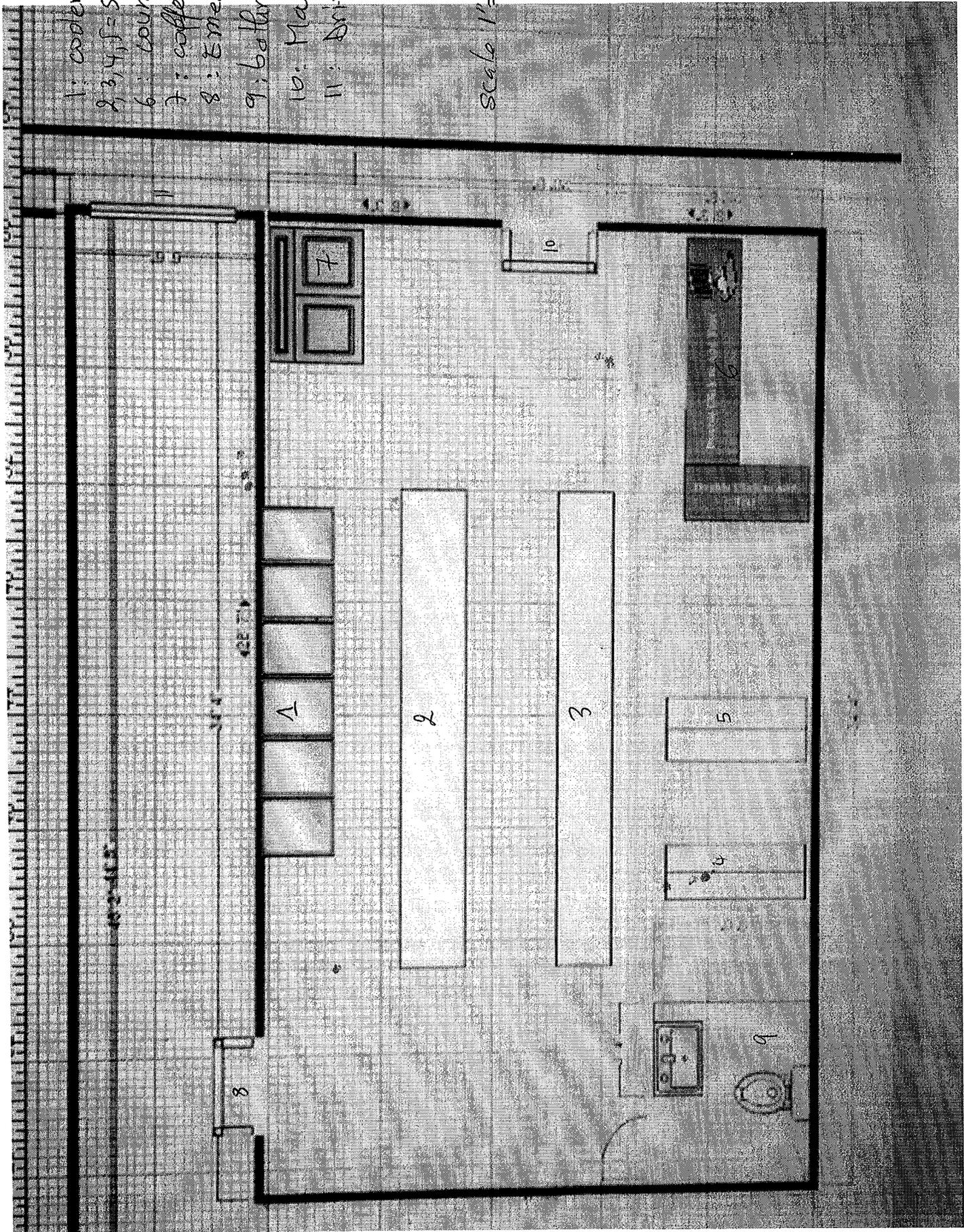
8: Emergency Exit

9: bathroom

10: Main Entrance

11: Entranceway

Scale 1" = 20'



Google Maps 1207 Park St

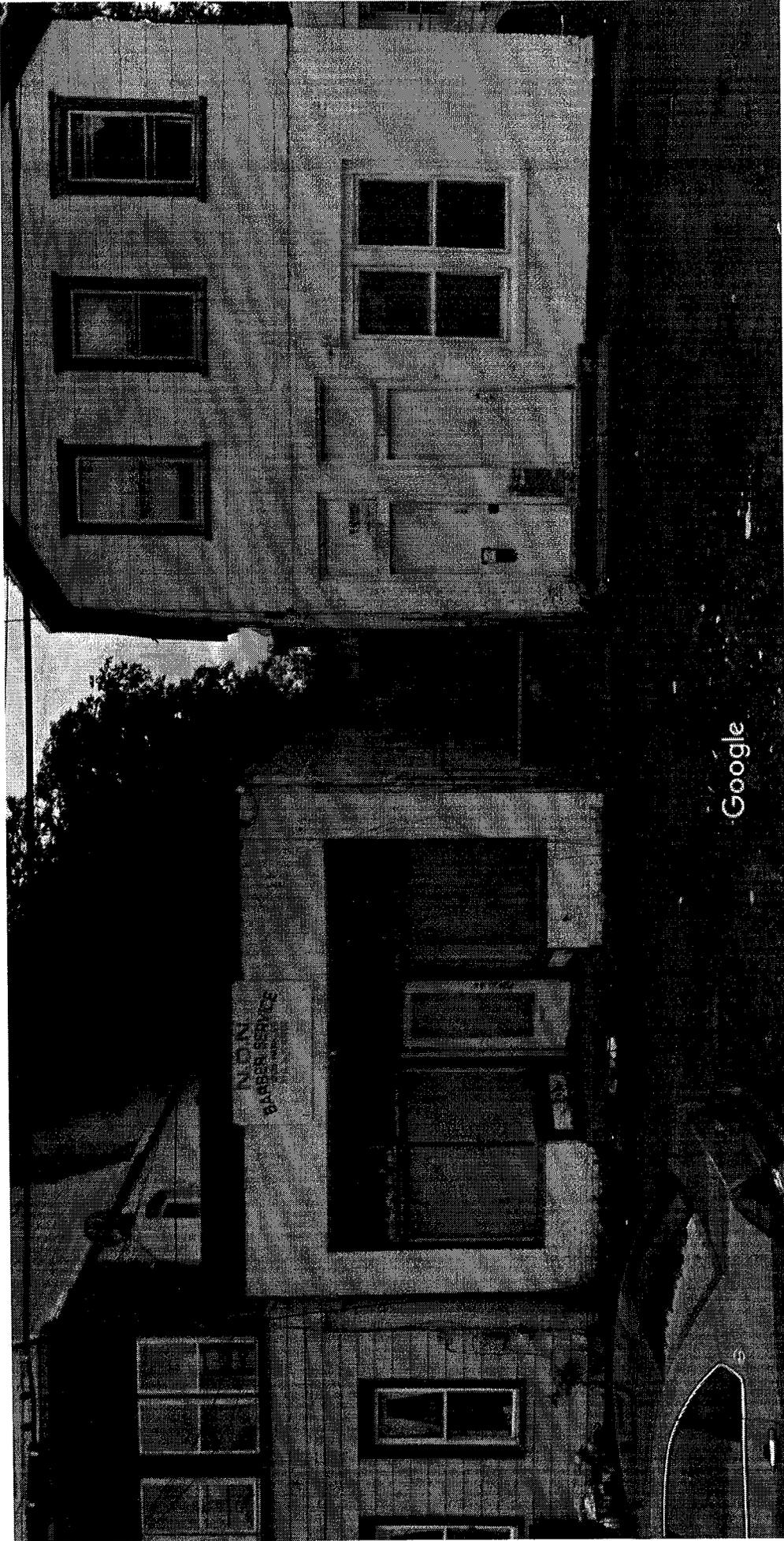
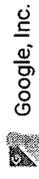


Image capture: Jul 2017 © 2018 Google

Syracuse, New York



Google, Inc.

Street View - Jul 2017

proposed site



I, Oumar Koundoul, hereby apply to the Zoning Board of Appeals for a variance to use the subject property as follows: 1205 ½ Park St Syracuse NY 13208 a former barbershop to a store front. There will not be an extensive remodeling of said property other than flooring, painting and whatever may be necessary to adhere to the Health and food service codes, if any

The granting of the variance is necessary in order for me to realize a reasonable return on the property and my lack of return is substantial, as demonstrated by the following competent financial evidence:
Other than the proposed project the property will not have any uses for me and will be detrimental to my finance which will result in loss of approximately 1/3 of my investment (\$15,666.6667). But otherwise it would be rentable nearly \$100,000 yearly.

The alleged hardship relating to the property in question, and does not apply to a substantial portion of the district or neighborhood, affect only my property if not granted for the proposed use it will result in demolition or a useless vacant building.

The requested use variance, if granted will not alter the essential character of the neighborhood such as parking or traffic patterns, noise levels and lighting will not change, that the outward appearance of property will not change and that the use will not be out of harmony with Syracuse district

Thank you Oumar Koundoul

Oumar koundoul
1126 park st Syracuse ny 13208
315 870 82 00

To the zoning board of district of Syracuse

Numbers of employees on the property: two

Hours of operation : from 9 am to 9 pm

Items to be sold : cold drinks ,ice cream ,snacks , tobacco, Ny state lottery ,dry food ...

For the dwelling units refer to the floor plan attached.