




# Office of Zoning Administration

MAYOR, BEN WALSH • ZONING ADMINISTRATOR, HEATHER LAMENDOLA

## ZONING ADMINISTRATOR DECISION PROJECT SITE REVIEW

TO: Time Cap Inc.

FROM: Heather A. Lamendola  
Zoning Administrator 

DATE: May 19, 2020

RE: Project Site Review  
PR-18-11  
300 South Wilbur Avenue  
Time Extension

On May 17, 2020 the Office of Zoning Administration received a request to extend the required completion date for a Project Site Review (PR-18-11) for the demolition of a former commercial building complex (Davis Florist), the construction of a multi-family dwelling (townhouses), and site changes.

The applicant requested a completion date of June 18, 2021.

The Zoning Administrator has agreed to extend the deadline as requested. As such, all construction, improvements and additions relating to this Special Permit, including those activities required in order to comply with the conditions of the original approval, shall be completed June 18, 2021, or the Project Site Review approval may be considered null and void.

Prior to construction, all applicable permits must first be issued from the Central Permit Office located at Room 100, 201 East Washington Street, Syracuse, NY 13202.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 201 E. Washington St., Room 101 Syracuse, N.Y. 13202  
Office 315 448 8640 [zoning@syrqov.net](mailto:zoning@syrqov.net) [www.syrqov.net](http://www.syrqov.net)



OFFICE OF ZONING ADMINISTRATION

Ben Walsh, Mayor

ZONING ADMINISTRATOR DECISION  
PROJECT SITE REVIEW

SUBJECT: Demolition, New Construction, and Site Changes

LOCATION: 300 South Wilbur Avenue

APPLICANT: Time Cap Development, Inc.

ZA FILE: PR-18-11

DECISION: APPROVED

DATE: June 14, 2018

REQUEST: Demolish a commercial building complex, construct multi-family dwellings, and make associated site changes.

FACTS NOTED:

1. The property at 300 South Wilbur Avenue is a 24,829 square foot corner lot with 133 feet of frontage on South Wilbur Avenue and 191 feet on Bryant Avenue.
2. The property encompasses two Zoning Districts: approximately 21,131 square feet of land with 133 feet of frontage on South Wilbur Avenue and 158 feet on Bryant Avenue is situated within a Residential, Class B Zoning District; a 3,698 square foot lot located to the west on Bryant Avenue, with 32 feet of frontage and a depth of 115 feet, is situated within a Residential, Class A Zoning District.
3. The "Syracuse Land Use and Development Plan" designates the character of this property on South Wilbur Avenue as Neighborhood Center, which are walkable, small-scale commercial centers of closely spaced one-to-two story, mixed-use buildings, including adapted residential structures that typically have active first floor uses and residential uses above. Visually interesting, vertically-oriented, and architecturally eclectic buildings that front and abut a wide, pedestrian-friendly sidewalk and have large storefront windows that entice shoppers.
4. The applicant proposes to demolish multiple vacant commercial buildings, including a former greenhouse, construct seven townhouses, and make associated site changes.
5. The Property Survey, dated 11/20/14, and the Existing Site Survey & Zoning Information, dated 2/28/18, illustrate three buildings, a greenhouse, and blacktop.
6. The Proposed Site Plan, revised 5/31/18, illustrates: 1) seven proposed townhouses that front and are set back 15 feet from Bryant Avenue; 2) a rear courtyard and a two-car garage behind each townhouse separated from the adjacent site by six foot high vinyl stockade (white) fencing, 3) a rear asphalt driveway/turn around accessed via a 12 foot driveway on South Wilbur Avenue; 4) five foot wide sidewalks leading to the front doors; 5) front yard grass and tree plantings along Bryant Avenue and South Wilbur Avenue; and 6) a hedgerow along the western side lot line and a six foot high fence/screen wall on the south property line.
7. The Proposed Site Plan illustrates: 1) within the Bryant Avenue right-of-way a new five foot wide sidewalk, outside grass planting strip with street trees, and a new 12 foot wide raised curb to replace a curb cut; and 2) within the South Wilbur Avenue right-of-way a new five foot wide sidewalk with planting strips to either side, with street trees to be located within the inside strip, and a reconstructed 12 foot wide curb cut and driveway to access the site.

8. The Exterior Elevations, revised 5/31/18, illustrate seven matching front facades on Bryant Avenue with: 1) peaked shingled roofs (Weathered Wood); 2) covered shallow front entrance ways with an insulated vinyl six-panel entry door (Federal Brown); 3) matching double hung vinyl windows with six over six lites (white) and shutters (Federal Brown); and 4) Hardieplank horizontal lap siding (Woodstock Brown), vertical siding (Navajo Beige), and trim (white).
9. The Exterior Elevations illustrate a side façade on South Wilbur Avenue with: 1) Hardieplank horizontal lap siding (Woodstock Brown), vertical siding (Navajo Beige), and trim (white) outlining the gable end; 2) six matching double hung vinyl windows with six over six lites (white) and shutters (Federal Brown); 3) the side of a peaked roof two car garage with horizontal lap siding (Woodstock Brown) and trim (white); 3) and a six foot vinyl stockade fence (white) behind the required front yard.
10. The case was referred to the Syracuse Departments of Engineering and Public Works, and the Division of City Planning for review and comment.

**DECISION:**

Therefore be it RESOLVED that pursuant to Part C, Section I, Article 10 of the City of Syracuse Zoning Rules and Regulations as amended, **the project is APPROVED.**

Be it FURTHER RESOLVED that the improvements to the property under this PROJECT SITE REVIEW shall be substantially in accordance with the submitted plans and comments on file in the City of Syracuse Zoning Office as listed below:

1. Property Survey: scale 1"=2', drawn by J.R.L. Land Surveying, PLLC, dated 11/20/14.
2. Existing Site Survey & Zoning Information: scale as shown, drawn by Salem Richard LaHood, revised 2/28/18.
3. Proposed Site Plan: scale 1"=20', drawn by Salem Richard LaHood, revised 5/31/18.
4. Exterior Elevations: scale 1"=20', drawn by Salem Richard LaHood, revised 5/31/18.
5. Typical Materials and Color: scale 1/4"=1'-0", drawn by Salem Richard LaHood, revised 5/31/18.

**This approval does not include any signage requests.**

Prior to work commencing, the proper permits must first be obtained from the Permits Office in the Division of Code Enforcement located at City Hall Commons, Room 101, at 201 East Washington Street, Syracuse, NY.

This approval does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities, including the City of Syracuse Department of Engineering.

The applicants or their agents shall complete all construction, improvements, and additions relating to this Project Site Review within twelve (12) months of the approval of this decision by the City of Syracuse Zoning Administrator.

Any changes in this approved plan shall be subject to the review and approval of the Office of Zoning Administration.



Heather A. Lamendola  
Zoning Administrator

# Ryant Avenue

Southern Street Line

N 62°12'50" E  
191.18'

Lot 14

N 27°48'10" W  
115.0'

Blacktop Driveway

Approximate Location  
Wood Fence

Blacktop

Catch Basin

0.88'  
Clear

Two Story  
Masonry  
Building

Enclosed  
Greenhouse

Metal Building

1.15'  
Clear

36.91'  
21.21'  
37.02'

28.08'  
60.47'

Approximate Location  
Wire Fence

10.86'

60.30'

15.60'

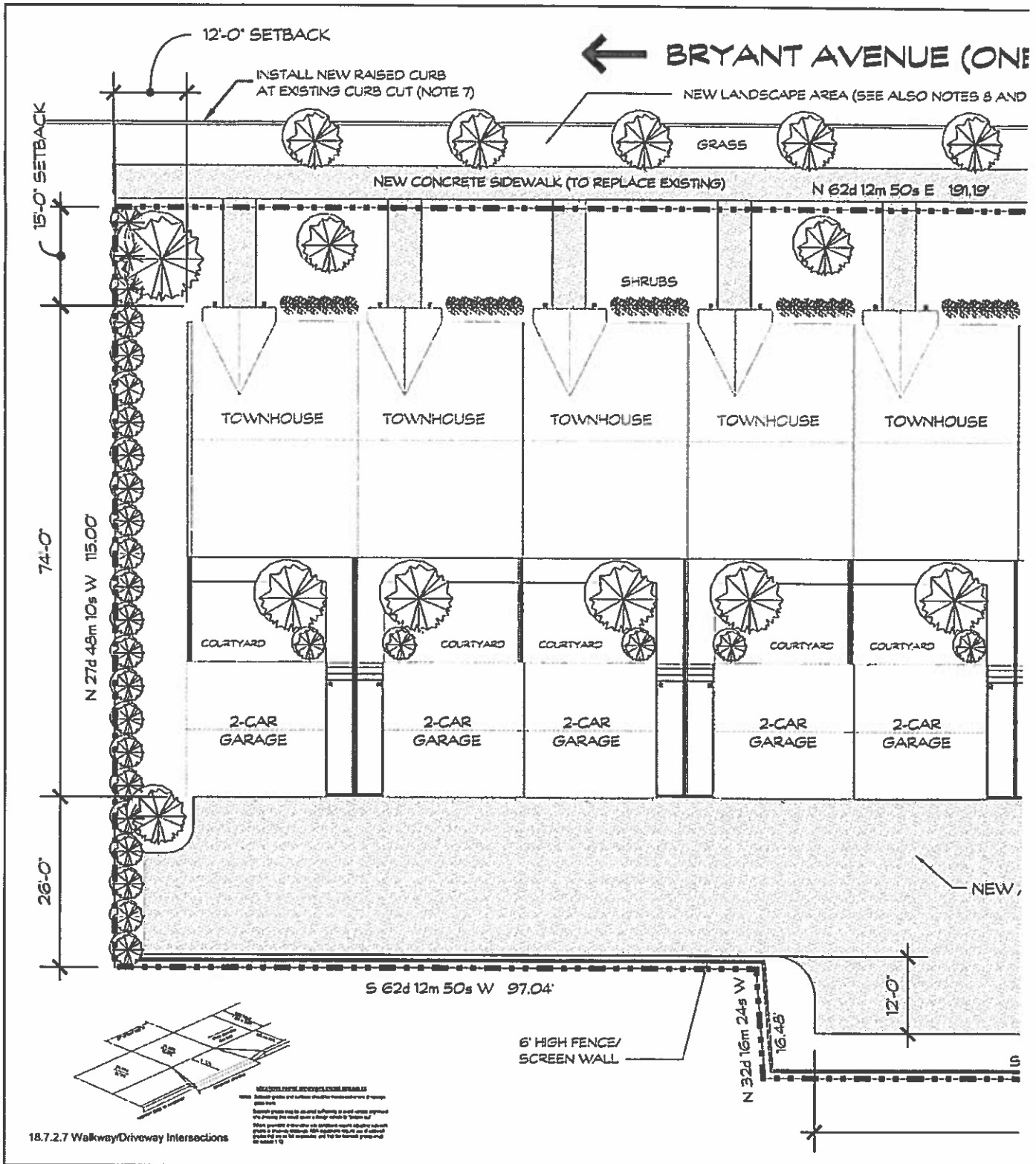
S 62°12'50" W  
87.04' Calc. & Meas. (97.5' Filed Map)

Lot 8

18.48' Calc. & Meas.  
N 32°16'24" W  
(17.0' Filed Map)  
(N 36°18'00" W, Filed Map)







**SALEM RICHARD LAHOOD | AIA**  
 9 MEADOW DRIVE | FAYETTEVILLE NY | 13066  
 315.559.4349  
 SALEMLAHOOD@MSN.COM

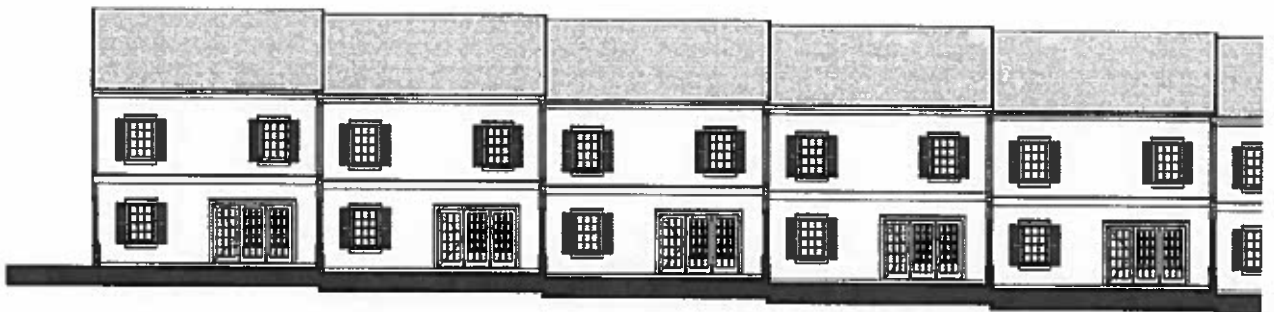
PROJECT

**BRYANT AVENUE ROW HOUSING**

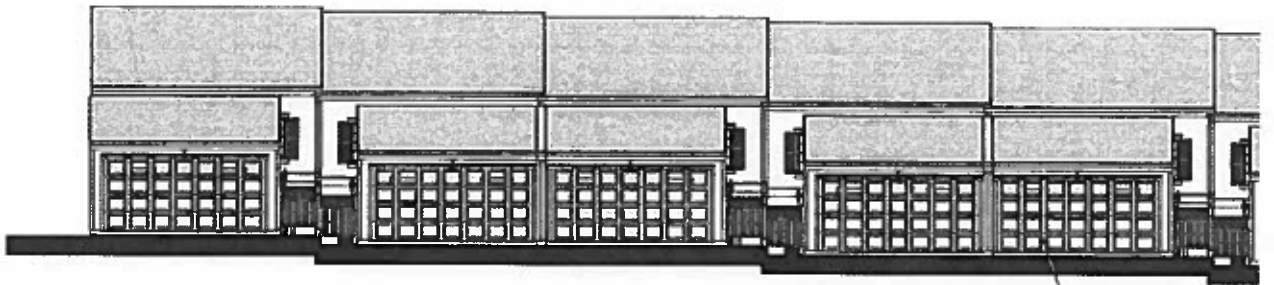
SW CORNER OF BRYANT AVENUE AND SOUTH WILBUR AVENUE  
 SYRACUSE NY



1 NORTH ELEVATION  
 A.08 SCALE: 1" : 20' - 0"



2 SECTION/ELEVATION AT COURTYARDS  
 A.08 SCALE: 1" : 20' - 0"



3 SOUTH ELEVATION  
 A.08 SCALE: 1" : 20' - 0"



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PROJECT

BRYANT AVENUE ROW HOUSING

SW CORNER OF BRYANT AVENUE AND SOUTH WILBUR AVENUE  
 SYRACUSE NY



118'-8" BEARING ELEV.

109'-4" SECOND FLOOR ELEV.

100'-0" FIRST FLOOR ELEV.



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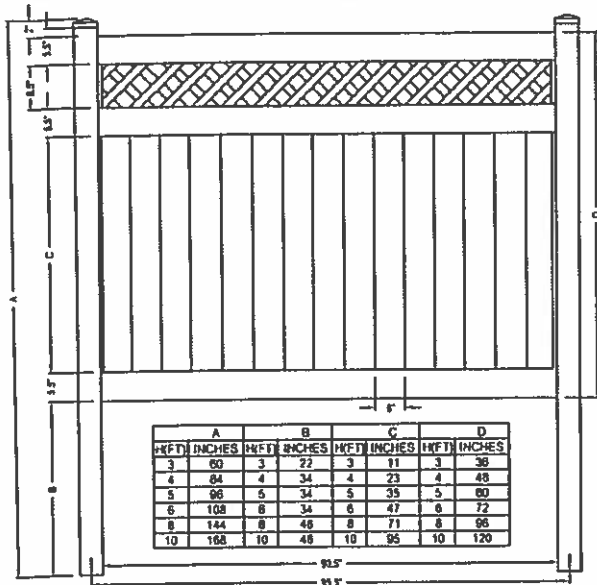
PROJECT

BRYANT AVENUE ROW HOUSING

SW CORNER OF BRYANT AVENUE AND SOUTH WILBUR AVENUE  
SYRACUSE NY



# PRIVACY w/ DIAGONAL LATTICE

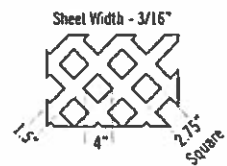


## V3215D-6, V3215D-5, V3215D-4

6', 5', and 4' High Tongue and Groove Vinyl Privacy Fence with 2-3/4" Diagonal Lattice Top

These Illusions Vinyl Fence tongue and groove panels have 7/8" x 6" boards, 1-1/2" x 5-1/2" top, middle, and bottom horizontal rails, a 3/16" wide sheet of 2-3/4" diagonal lattice with an embossed faux wood look, a metal reinforcement channel in the bottom rail, and a 7/8" x 1" U-Channel edgings to add a unique and attractive aesthetic.

- Available in ALL Classic Series and Grand Illusions colors and wood grains
- Installed with routed posts - no exposed fasteners or brackets
- 100% Pure Virgin Vinyl for structural integrity
- Minimal upkeep - no painting or staining required
- VMA Certified and ASTM-F964-13 Compliant
- Posts and accessories sold separately



ALL STYLES ARE AVAILABLE IN ALL COLOR AND WOODGRAINS

| Item #             | Color | Description   | Pal/Bdl | Loose | 1 Pal/Bdl | 4 Pal. | 8 Pal. | T/L |
|--------------------|-------|---|---------|-------|-----------|--------|--------|-----|
| V3215D-6*          | WT    | 6'H x 8'W Solid Tongue & Groove Section w/Diagonal Lattice              | 12      | -     | -         | -      | -      | -   |
| V559L/E/B/C-215-6  | WT    | 5" x 5" x 9' (L)ine/(E)nd/(B)lank/(C)orner Post for V3215D-6            | 63/36†  | -     | -         | -      | -      | -   |
| VH559L/E/B/C-215-6 | WT    | 5" x 5" x 9' Heavy Duty (L)ine/(E)nd/(B)lank/(C)orner Post for V3215D-6 | 63/36†  | -     | -         | -      | -      | -   |
| V889L/E/B/C-215-6  | WT    | 8" x 8" x 9' (L)ine/(E)nd/(B)lank/(C)orner Post for V3215D-6            | 25      | -     | -         | -      | -      | -   |
| VWG3215D-46        | WT    | 4'W x 6'H Matching Welded Walk Gate for V3215D-6                        | 12      | -     | -         | -      | -      | -   |
| VDG3215D-56        | WT    | 5'W x 6'H Matching Welded Drive Gate for V3215D-6                       | 12      | -     | -         | -      | -      | -   |
| VAWG3215D-46       | WT    | 4'W x 6'H Matching Welded Assembled Walk Gate for V3215D-6              | 6       | -     | -         | -      | -      | -   |
| VADG3215D-56       | WT    | 5'W x 6'H Matching Welded Assembled Drive Gate for V3215D-6             | 6       | -     | -         | -      | -      | -   |
| Item #             | Color | Description   | Pal/Bdl | Loose | 1 Pal/Bdl | 4 Pal. | 8 Pal. | T/L |
| V3215D-5*          | WT    | 5'H x 8'W Solid Tongue & Groove Section w/Diagonal Lattice              | 12      | -     | -         | -      | -      | -   |
| V559L/E/B/C-215-5  | WT    | 5" x 5" x 8' (L)ine/(E)nd/(B)lank/(C)orner Post for V3215D-5            | 63/36†  | -     | -         | -      | -      | -   |
| VH559L/E/B/C-215-5 | WT    | 5" x 5" x 8' Heavy Duty (L)ine/(E)nd/(B)lank/(C)orner Post for V3215D-5 | 63/36†  | -     | -         | -      | -      | -   |
| V889L/E/B/C-215-5  | WT    | 8" x 8" x 9' (L)ine/(E)nd/(B)lank/(C)orner Post for V3215D-5            | 25      | -     | -         | -      | -      | -   |
| VWG3215D-45        | WT    | 4'W x 5'H Matching Welded Walk Gate for V3215D-5                        | 12      | -     | -         | -      | -      | -   |
| VDG3215D-55        | WT    | 5'W x 5'H Matching Welded Drive Gate for V3215D-5                       | 12      | -     | -         | -      | -      | -   |
| VAWG3215D-45       | WT    | 4'W x 5'H Matching Assembled Walk Gate for V3215D-5                     | 6       | -     | -         | -      | -      | -   |
| VADG3215D-55       | WT    | 5'W x 5'H Matching Assembled Drive Gate for V3215D-5                    | 6       | -     | -         | -      | -      | -   |
| Item #             | Color | Description   | Pal/Bdl | Loose | 1 Pal/Bdl | 4 Pal. | 8 Pal. | T/L |
| V3215D-4           | WT    | 4'H x 8'W Solid Tongue & Groove Section w/Diagonal Lattice              | 12      | -     | -         | -      | -      | -   |
| V557L/E/B/C-215-4  | WT    | 5" x 5" x 7' (L)ine/(E)nd/(B)lank/(C)orner Post for V3215D-4            | 63/36†  | -     | -         | -      | -      | -   |
| VH557L/E/B/C-215-4 | WT    | 5" x 5" x 7' Heavy Duty (L)ine/(E)nd/(B)lank/(C)orner Post for V3215D-4 | 63/36†  | -     | -         | -      | -      | -   |
| V887L/E/B/C-215-4  | WT    | 8" x 8" x 7' (L)ine/(E)nd/(B)lank/(C)orner Post for V3215D-4            | 25      | -     | -         | -      | -      | -   |
| VWG3215D-44        | WT    | 4'W x 4'H Matching Welded Walk Gate for V3215D-4                        | 12      | -     | -         | -      | -      | -   |
| VDG3215D-54        | WT    | 5'W x 4'H Matching Welded Drive Gate for V3215D-4                       | 12      | -     | -         | -      | -      | -   |
| VAWG3215D-44       | WT    | 4'W x 4'H Matching Assembled Walk Gate for V3215D-4                     | 6       | -     | -         | -      | -      | -   |
| VADG3215D-54       | WT    | 5'W x 4'H Matching Assembled Drive Gate for V3215D-4                    | 6       | -     | -         | -      | -      | -   |

\* - Check QuickShip Availability on Pg. I-6 | † - (L)ine and (B)lank Post Pallet Count = 63 AND (E)nd and (C)orner Post Pallet Count = 36