



**CENTURY 21**  
**COMMERCIAL.**

Bridgeway Realty

# RETAIL DEVELOPMENT SITE

1410-1414 West Genesee St., Syracuse, NY 13204

**TOM LISCHAK, CCIM**

315.430.0443

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FOR SALE



# RETAIL DEVELOPMENT SITE

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## OFFERING SUMMARY

Sale Price: \$175,000

Lot Size: 1.2 Acres

Zoning: Local Business Class  
A | Motor Vehicle  
Sales Overlay  
District

Market: Greater Syracuse

Traffic Count: 22,110

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## PROPERTY OVERVIEW

Retail Development- Signalized Corner Location

This property is highly visible and prime for development, ideal for fast food, retail store, or office. With dimensions of 350' x 145' parcel lends itself to many uses.

## LOCATION OVERVIEW

Located on the corner of West Genesee Street and State Fair Boulevard. Under two miles from Downtown Syracuse, on the westerly end of Historic Automobile Row. It is approximately two minutes from I-690 and under 10 minutes from I-81, making it easily accessible from all directions surrounding the City of Syracuse.

Syracuse is the fifth most populous city in the state of NY, home to over one million inhabitants throughout the metropolitan area. Located in the center of the state, Syracuse is the economic and educational hub of Central New York and was rated the 4th best place to raise a family by Forbes Magazine.

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## PART B

### SECTION III LOCAL BUSINESS DISTRICTS

#### Article 2 Local Business District, Class A

1. Purpose and Intent:

The intent of this district is to provide areas within the City of Syracuse, but outside of the Central Business District, which permit the intensive development of land for mixed residential, retail, service and certain industrial uses. The specific purpose of this district is to create local and general business areas which provide goods and services to the public requiring both direct and frequent access; and to provide compatibility of residential and nonresidential land uses by permitting retail business and service uses that have operating characteristics of such a degree so as not to be considered hazardous, obnoxious, deleterious or a nuisance to the uses permitted in and adjacent to this district, or to the public that this district is intended to serve.

2. Uses Permitted:

- a. Local retail and service stores, including, but not limited to department stores, catering services, radio and television stations (but not to include transmitting facilities or accompanying antennae; provided however, that this prohibition shall not include transmitting facilities normally associated with mobile communication units).
- b. Office buildings, hotels, motels, banks, tourist lodging houses, but not so-called tourist camps or cabins.
- c. Studios, galleries, undertaking establishments and public buildings.
- d. Dry cleaning and dyeing, provided that not more than five (5) employees are engaged in said dry cleaning and dyeing business and that same is conducted without objectionable or dangerous machinery or processes, odors, fumes, vibration or noise.
- e. Restaurants (as limited by Part C, Section IV, Article 2), business and commercial schools, trade and vocational schools.
- f. Job printing plants.
- g. There may also be erected, altered or used so-called "frozen food locker plants" (but not including so-called cold storage warehouses), for storage of food and meat for individual consumers for their own immediate families' private consumption only, but not for resale either at retail or wholesale, provided further that no such plant shall be authorized or permitted which permits the slaughtering of any animals thereon or objectionable machinery, or processes or objectionable odors, fumes, dust, vibration or noises.
- h. Animal hospitals, clinics, and dog kennels are also permitted; provided, any structure or area used for such purpose, including pens and exercise yards shall be at least two hundred (200) feet from any residential district.

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The following industries are also permitted:

- i. Bakeries, candy and confectionery establishments, dairies, carpenter shops, cabinet making, furniture-upholstery, cigar and tobacco manufacturers, electric and gas appliances, laundries, and tinsmiths, plumbing, steam and hot water fitting, tailor shops, provided that not more than five (5) manufacturing operators are engaged in the manufacturing of the product produced therein.
- j. Day-care centers.
- k. Nonprofit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered.
- l. Private recreation clubs, such as golf courses, tennis clubs, or swimming clubs, including club houses or locker buildings accessory thereto.
- m. Motor vehicle rental (provided there be no storage or parking of vehicles in the city right-of-way).
- n. On-site parking.
- o. Private garages.
- p. Parking lots.

The storage, parking, or cleaning of garbage trucks shall not be permitted in this district.

3. Additional Uses Permitted:

In addition to the above, the following uses are also permitted in a Local Business District, Class A zone subject to the requirements enumerated herein.

- a. Single- and two-family dwellings, multiple-family dwellings, apartment houses, and day-care centers.
- b. Multi-Building and Planned Developments subject to the requirements of Part C, Section V of this Ordinance.
- c. Churches, parish houses, schools, convents together with such additional structures as may be necessary to house the teachers connected therewith.
- d. Private swimming pools, subject to the requirements of Part C, Section I, Article 4 of this Ordinance.
- e. Public golf courses including club houses accessory thereto, municipal recreation grounds, including municipal buildings and municipal community houses and firehouses, together with such private garages and other outbuildings as are necessary and incidental to all the aforesaid permitted uses.
- f. Colleges and universities, fraternities, sororities, chapter houses and dormitories.

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- g. Boarding and rooming houses; hospitals, semi-public buildings and institutions of an educational, but not correctional nature.
- h. Horticultural nurseries, and greenhouses, and central exchange buildings.
- i. Storage of private trailers accessory to uses permitted in this district when located in the rear yard.

4. Special Uses Permitted:

The following special uses are also permitted in a Local Business District, Class A zone, subject to the requirements and procedures of a Special Permit as set forth in Part C, Section IV of this Ordinance:

- a. Gasoline service stations.
- b. Car wash facilities.
- c. Indoor amusement and recreation establishments.
- d. Parking garages.
- e. Motor vehicle repair, light duty (provided there be no parking of vehicles in the city right-of-way).
- f. Indoor recycling centers.
- g. Care homes.

5. Minimum Yard Requirements:

- a. For all "Uses" enumerated in Paragraph Two (2) Uses Permitted in this district, there are no yard requirements except as follows:

(1) Adjoining Business, Residential Districts: Front Yards:

Where the frontage on one side of a street between two (2) intersecting streets or between an intersecting street and the dead end of a street or cul-de-sac is partly in a residential and partly in a nonresidential use district the setback requirements of the residential district shall apply to the nonresidential frontage, except where the nonresidential frontage exceeds 50% of the total frontage between such intersecting streets or between such intersecting street and dead end or cul-de-sac; and further provide that on corner lots in said block which front on one (1) of such intersecting streets, side yard or setback lines shall not be required to exceed 15% of the total front width of said lot.

(2) Adjoining Business, Residential Districts: Side and Rear Yards:

Buildings or structures hereafter erected or altered on a lot adjacent to or abutting on a residential district shall comply with the following requirements:

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- (a) Side Lot Lines - Along the side lot line of a nonresidential use lot adjoining a residential district there shall be provided a yard of at least the minimum width required for side yards for residential structures of equal height in such residential districts.
- (b) Rear Lot Lines - Along the butt lot line of a nonresidential use lot abutting on the side lot line of a lot in a residential district there shall be provided a rear yard of at least the minimum width required for the side yard for residential structures of equivalent height in such residential districts.

Where the rear of a non-residential use lot abuts the rear lot line of a lot in a residential district, a building of incombustible materials not exceeding two (2) stories in height may be erected on the rear lot line in the nonresidential district but any portion of such a building above two (2) stories in height must setback to provide a space equal to the rear yard space required for the adjacent residential property.

- b. All uses enumerated in Paragraph Three (3), Additional Uses Permitted of this district, shall comply with the following yard requirements:

- (1) Front Yard

The minimum front yard shall be ten (10) feet, except as provided in Part C, Section I, Article 2 of this Ordinance.

- (2) Side Yard

- (a) The minimum side yard shall be four (4) feet.
- (b) On lots where the garage is detached, the minimum aggregate width of the two (2) side yards shall be 25% of the width of the lot at the line of measurement which shall be taken at right angles to the side wall of the structure.
- (c) On corner lots, the required side yard setback on the side street shall not be less than 15% of the total front width of the lot, but need not exceed the established front setback line for the side street.
- (d) In addition, any building or structure in this district above two (2) stories in height, shall provide additional side yard space for each additional story above two (2) at the rate of two (2) additional feet above the minimum side yard requirements, except on the street side of corner lots. In computing such additional space, such increases, per story shall apply above the second story, not at ground level.

- (3) Rear Yard

- (a) The minimum rear yard shall be twenty (20) feet or 15% of the lot depth, whichever is greater.



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- (b) In addition, any building or structure in this district above two (2) stories in height shall provide additional rear yard space for each additional story above two (2) at the rate of two (2) additional feet above the minimum rear yard requirements except on the street side of corner lots. In computing such additional space, such increases per story shall apply above the second story, not at ground level.

6. Coverage:

a. Structural Coverage:

Maximum permitted structural coverage on any lot in this district shall be 100%, except that lots solely occupied by single- or two-family dwellings shall not exceed 30% and lots solely occupied by multi-family dwellings, rooming houses, or apartments shall not exceed 40%.

b. Parking Surface Coverage:

Maximum permitted parking surface coverage shall be 100%, except where a lot is used solely for residential purposes in which case at least 20% of the lot shall be maintained as open space unobstructed by structures or parking surface.

7. Minimum Lot Width:

- a. For single- and two-family dwellings, the minimum lot width shall be forty (40) feet, except as provided under Part C, Section I, Article 2 of this Ordinance.
- b. The minimum lot width for any residential uses other than a one- or two-family dwelling shall be fifty (50) feet.

8. Density Requirements:

- a. For single-family dwellings, a lot area of at least four thousand (4000) square feet per dwelling unit shall be provided.
- b. For two-family dwellings, a lot area of at least three thousand (3000) square feet per family dwelling unit shall be provided.
- c. No multiple-family dwelling or apartment house shall be erected, altered or used which does not provide a lot area of at least one thousand (1000) square feet for each family or dwelling unit.
- d. In cases of fraternities, sororities, dormitories, chapter houses, colleges, boarding houses, rooming houses and the like, four (4) persons shall be deemed equivalent to a family or dwelling unit. The density requirement for the foregoing uses shall be one thousand (1000) square feet for the equivalent of each family or dwelling unit.



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9. Off-Street Parking Requirements:

- a. One (1) parking space shall be provided for each family or dwelling unit.
- b. In addition, all other uses permitted in this district are subject to the requirements as set forth in Part C, Section III, Article 1 of this Ordinance.

10. Off-Street Loading Requirements:

All uses permitted in this district are subject to the loading requirements as set forth in Part C, Section III, Article 2 of this Ordinance.

11. Garages and Accessory Buildings:

- a. Garages and accessory buildings shall not exceed twenty five (25) feet in height.
- b. Garages and accessory buildings shall not be located within the front yard required for the principal building.
- c. Garages and accessory buildings shall not be placed closer than four (4) feet to the side property line, except that garages or accessory buildings to be erected in the side yard of a corner lot adjacent to the side street need not exceed the established setback line for the side street.
- d. Garages and accessory buildings shall not be placed closer than four (4) feet to the rear property line, except that garages and accessory buildings with exterior walls of incombustible materials and with roof covering of fire-resistive materials may be erected anywhere on the rear lot line or on the rear and side lot line.
- e. When access to a lot is otherwise impossible, a masonry garage may be erected not nearer than seven (7) feet from the street line provided that at least 75% of the area of its side walls are enclosed within the embankment.

Amended 4/14/97

## PART C

## SECTION X OVERLAY DISTRICTS

## Article 2 Motor Vehicle Sales Business Overlay District

1. Purpose and Intent – Under conventional zoning district provisions, motor vehicle sales businesses are permitted or prohibited on the basis of categories of use. For the most part, the conventional districts lack an effective means of accommodating new or expanded businesses in appropriate instances. Missing is an accommodation based on compatibility of specific designs and layouts and positive interrelationships with the surrounding areas.

The same districts that affect motor vehicle sales businesses in corridors such as “Automobile Row” are also found other parts of the city and are unrelated to motor vehicle sales. The utility of possibly adding special permit or site review provisions to those districts in order to accommodate the motor vehicle sales businesses is diminished because of the effect on the unrelated areas. The alternative of changing the existing zoning districts to a more permissive district is likewise inappropriate. A new district would bring with it an array of potentially adverse or unwanted new uses and activities. Hence, the need has arisen for independently derived overlay district allowances.

An overlay district, by means of the provisions contained herein, shall provide the opportunity for controlled development of specified components of the motor vehicle sales businesses. Areas where these components would not otherwise be allowed shall be permitted within the overlay district boundaries.

2. Core District – The overlay district must have at its core a principal zoning district (such as a Commercial or Industrial District) that permits motor vehicle sales as a matter of right. More restrictive zoning districts that do not permit motor vehicle sales as a matter of right may be included in the overlay district, provided they are contiguous to the core district or form uninterrupted blocks extending from the core district along the principal arterial street on which the core district is located. The overlay district may also be extended across a street immediately parallel to the principal arterial street, if it is shown that the far side of the street would be isolated between the overlay district and another zoning district in which motor vehicle sales is already permitted as a matter of right.
3. General Limitation on Permitted Functions and Activities – The overlay district, as a means of establishing and protecting a viable corridor of motor vehicle sales businesses, shall extend the range of permitted uses within the underlying zoning districts only to include a) new motor vehicle sales dealerships and related accessory functions and b) full-function used motor vehicle sales businesses.
  - a. New motor vehicle sales businesses - These may include repair and service functions, rentals, and used motor vehicle sales. Display of motor vehicles may be on site or on land immediately contiguous to the properties on which the principal buildings of the dealerships lie. Contiguous land shall include land on the far side of a street if the display area also occupies the near side.

New vehicles or vehicles in substantially undamaged, road-worthy condition, may be stored on such land. Where parking or storage of such vehicles occurs at the periphery of the overlay district, the view of these vehicles shall be effectively screened from adjacent residentially zoned districts. Storage of damaged or non-functioning vehicles shall be limited to specific areas and conditions as indicated further below.

- b. **Used Motor Vehicle Sales Businesses** – These shall be limited to properties directly fronting on the principal arterial street. In no case shall a used motor vehicle business be located on land in any underlying zoning district that is more restricted in range of uses than a Local Business District, Class A. (For example, no used motor vehicle business shall be permitted on any portion of a Residential District included in the overlay district). Further, any used motor vehicle sales business which is a principal use (that is, not an accessory function of a new motor vehicle sales business) shall have a permanent principal building (not a trailer, shed, or mobile unit) in which customers may enter and transact business and in which heating, plumbing, and rest rooms are provided. Such principal building shall also include a bay in which vehicles can be brought for minor servicing, cleaning, and preparation for sales. Principal used motor vehicle sales not meeting these requirements, although permitted in other zoning districts, shall not be permitted in the overlay district. Used motor vehicle sales businesses in the overlay district may provide for on-site display of vehicles for sale but shall not provide storage for any damaged or non-functioning vehicles, except under the conditions of an approved special permit for light-duty motor vehicle repair. If the rear or side of a permitted used motor vehicle sales business abuts or is across from a Residential District outside the overlay district, the view of vehicles parked or displayed on-site shall be effectively screened from the Residential District.
- 4. **Storage and Treatment of Damaged Vehicles** – For motor vehicle businesses having legitimate repair functions, damaged vehicles may be temporarily stored on-site in areas screened from view of the public. All such vehicles shall have valid work orders or be documented as awaiting resolution of insurance adjustments.
 

Storage shall not include abandoned vehicles. Impoundment yards and automobile “graveyards” shall not be permitted within the overlay district, nor shall salvaging for parts or dismantling be permitted. All damaged parts, tires, and waste fluids shall be disposed of in a timely manner pursuant to applicable laws and regulations. The location of storage areas shall be behind the principal buildings of the motor vehicle business with respect to the principal arterial street. Storage areas for damaged vehicles shall not be within 30 feet of a building used as a residence. Screening of these storage areas shall be by means of solid fencing five to six feet in height installed in a work-like manner, after the issuance of a proper permit, and maintained in undamaged condition.
- 5. **Arterial Street Frontages** – Access to the motor vehicle sales businesses (curb cuts) shall not exceed fifty (50) percent of the frontage of the businesses as they face the arterial street. Display of motor vehicles shall be kept out of the street right-of-way. Concrete sidewalks shall be maintained along the frontages, and are not to be covered over with tarvia or blacktop.
- 6. **Side and Rear Streets** – Access and sidewalks along side and rear streets shall be in keeping with the predominant character of the uses abutting those streets. Vehicles related to the motor vehicle sales business shall be kept out of the streets and their rights-of-way. Specifically, tow-trucks and motor vehicle inventory shall be parked and stored off-street.
- 7. **Signs** – Signs shall be permitted and controlled, as they would be otherwise without the existence of the overlay district, except that no new freestanding sign for any business within the overlay district, including businesses other than motor vehicle sales, shall exceed twenty (20) feet in height.



- 8 . Required Site Review – An Administrative Permit shall be required for any motor vehicle sales business, or portion thereof, to be located in parts of the overlay district where such businesses would not be allowed by right or by special permit in the underlying zoning districts. Such Administrative Permits shall be issued by the Zoning Administrator subject to a review of the building and site plans for the prospective use for adherence to the standards of the overlay district and compatible arrangement of the site with respect to adjoining properties. Building and site plans submitted for review shall be drawn to scale and of sufficient detail to show the functioning of the new development. Appeal of any negative decision by the Zoning Administrator may be made to the City Planning Commission.

Adopted: 6/20/05

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Located on the corner of West Genesee Street and State Fair Boulevard. Under two miles from Downtown Syracuse, on the westerly end of Historic Automobile Row. It is approximately two minutes from I-690 and under 10 minutes from I-81, making it easily accessible from all directions surrounding the City of Syracuse.

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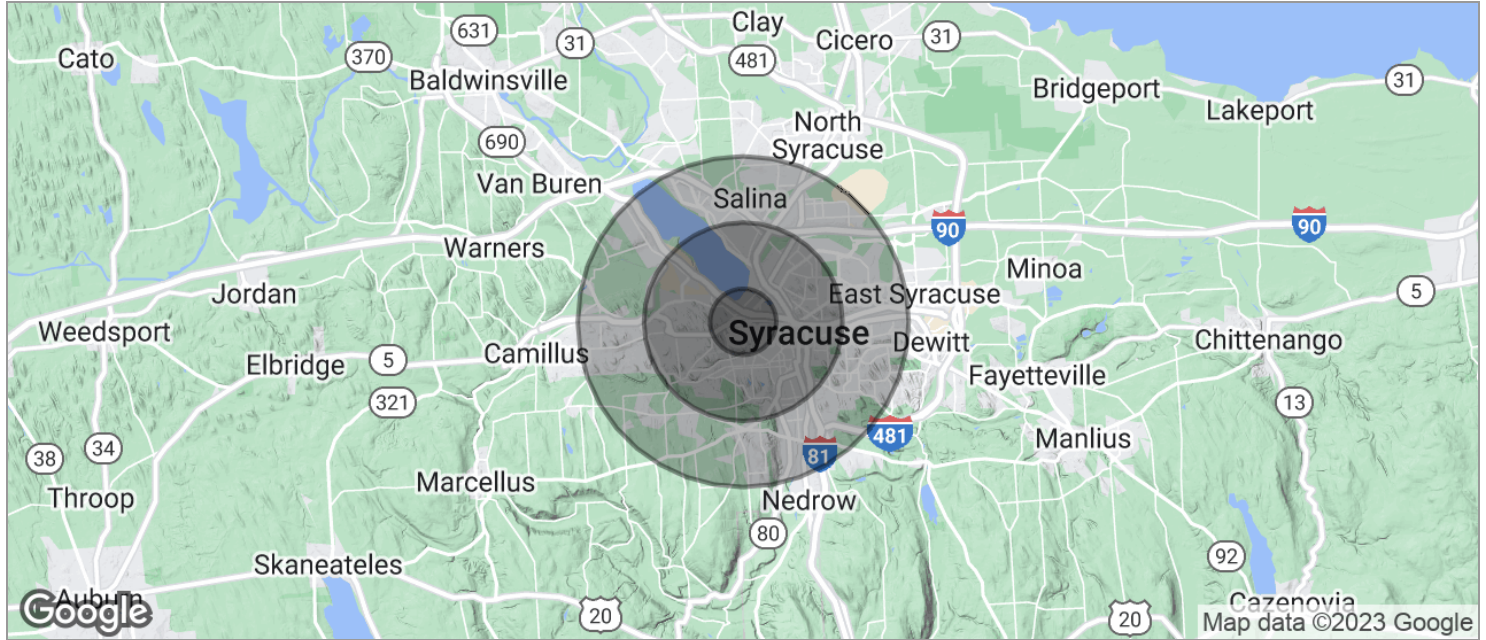
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,311	108,450	254,134
MEDIAN AGE	31.1	33.7	34.8
MEDIAN AGE (MALE)	30.1	32.7	33.2
MEDIAN AGE (FEMALE)	32.3	34.8	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,138	43,337	100,024
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$42,867	\$43,186	\$48,762
AVERAGE HOUSE VALUE	\$54,866	\$110,981	\$126,258

\* Demographic data derived from 2020 ACS - US Census

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