

Village of North Syracuse
600 South Bay Road
North Syracuse, N.Y. 13212

Contact: Code Enforcement Officer
Phone: - (315) 458-0900

OFFICE USE ONLY

Fee: _____

Receipt No.: _____

Date Paid: _____

Project No.: _____

Site Plan Review and Approval Application

Preparation: Prepare an original and 15 copies.

ADDRESS OF PROPERTY: 709 N. Main St. Ste. 10 North Syracuse, NY 13212

APPLICANT: Amy Nickels

ADDRESS: 215 Marilyn Ave. DATE: 3/19/26

Syracuse, NY 13212 Tel. No.: 315.882.2729

REPRESENTATIVE'S NAME: Jeremy Arts

ADDRESS: _____

TEL. NO.: 315-579-4278

1. Applicant is (owner) (tenant) (purchaser under contract) of the subject property which is located at (show street address, or if non, general description): _____

709 N. Main St., Ste. 10 North Syracuse, NY 13212

2. Applicant (acquired) (leased) the subject property on February 25, 20 26, or if not owner, the name(s) and address(es) of the owner(s) of record of the subject property (is) (are): 709 Bear Rd. Partners, LLC.

244 West 39th St., 4th Floor New York, NY 10018

3. The zoning district classification of the subject property is: C-2A Commercial

4. The current land use of the subject property is:

Commercial - retail / service plaza

Specify length of time it has been so used: Approx. 15-20 years

5. The anticipated construction sequence and time schedule for completion of each phase for buildings, parking spaces and landscaped areas is as follows: Anticipated construction time is 12-14 weeks. There is no work regarding parking spaces or landscaped areas. Interior improvements only.
6. Applicant hereby consents to appropriate Planning Board action revoking any approval which may be granted hereinafter if the Planning Board subsequently determines that any statement contained herein, or any statement made by applicant at any informal or public hearing called to consider this application, is materially false and was not made in good faith. JJA (Initial)
7. Applicant further consents to appropriate Planning Commission action either revoking any approval which may be granted hereafter or obtaining necessary injunctive relief in the event applicant fails to abide by any conditions or restrictions contained herein or imposed hereafter by the Village of North Syracuse Planning Commission. JJA (Initial)

Dated: March 19, 2026

Individual Signature: 

Corporate Name: Core Level Architecture DPC.

By (Officer): Jeremy Arts

Mailing Address of applicant: 308 Maltbie St. #200
Syracuse, NY 13204

Telephone No.: 315-579-4278

Individual Verification

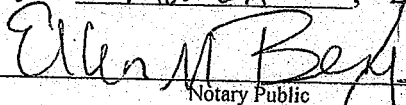
State of New York

County of Onondaga ss.

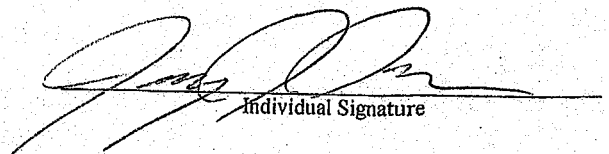
Jeremy J. Arts

being duly sworn deposes that to the best of His / Her knowledge, all material in this application is believed to be true.

Sworn before me this 23rd
day of March, 2026


Notary Public

ELLEN M. BENJAMIN
Notary Public, State of New York
Qual. In Onondaga Co. No. 01BA5074248
My Commission Expires March 10, 2027


Individual Signature