



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<u>R-23-76</u>	<i>Staff Report – January 22, 2024</i>
Application Type:	Resubdivision
Project Address:	1400 & 1404-06 Grant Blvd (Tax Map ID: 011.-06-16.0)
Summary of Proposed Action:	Combine two lots into one new lot. The applicant intends to change the land use from a vacant building to a convenience store called “Big Dollar”. (Tabacco, food, and beverages will be included). The purpose of combining the lots will be to provide on-site parking for the future tenant space. Total Area: 11,832 SF.
Owner/Applicant	Almustasem Nagi, Purple Mountain Flower, LLC (Owner) William Pitcher, Architect, Pitcher Architect, PLLC (representative)
Existing Zone District:	Neighborhood Center, MX-2 Zone District
Surrounding Zone Districts:	The neighboring properties to the north, south, and east are the Low Density Residential, R-2 Zone District, and to the west of the property is MX-2 Zone District.
Companion Application(s)	None
Scope of Work:	Merge properties line on 1400 Grant Blvd and 1404-06 Grant Blvd. into one lot for the new convenience store “Big Dollar” in a 2-story block building.
Staff Analysis:	<p>Pros:</p> <ul style="list-style-type: none"> - The Office of Zoning Administration and County Clerk Office will be able to update the parcel map upon a formal resubdivision application. <p>Cons:</p> <ul style="list-style-type: none"> - Staff has determined there are no potential negative impacts from the proposal. - There is a building permit that has been open since December 2022, at the time Zoning held the building permit until a resubdivision was submitted. However, a certificate of use for “Big Dollar” was denied on 11/8/22 due to water bill delinquency. - Pursuant to Rezone Syracuse, the proposed use of “Big Dollar” aligns with “Food and Beverage, Retail”, which triggers the necessity of a Special Use Permit in the MX-2 Zone District. - No new plans have been submitted to the Office of Zoning Administration detailing the proposed future land use. <p>Staff recommends that no building permit shall be issued until the Special Use Permit application is approved by the common council.</p>
Zoning Procedural History:	1400 Grant Blvd: <ul style="list-style-type: none"> - No Zoning history available, vacant building since 2018. 1404-06 Grant Blvd: <ul style="list-style-type: none"> - No Zoning history available, vacant building since 2018.
Summary of Zoning History:	Based on the Zoning staff’s investigation, the parcels were “courteously” combined by the City Assessment Department for one tax parcel purpose. However, there is no official record of resubdivision application in the Office of Zoning Administration and Onondaga County Clerk Office. The previous occupancy, a nonconforming restaurant called Licari owned by Roma Bella, Inc. was closed for over 5 years based on the City’s vacancy data.

R-23-76

	The property is currently vacant.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	The subject property is regular in shape with 102 feet of frontage on 1400 Grant Blvd. and a lot depth of 116 feet.
SEQR Determination:	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-1, m and n.

Application Submittals: The application submitted the following in support of the proposed project:

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Resubdivision Map, Resubdivision Lots 5 & 6 Wadsworth tract into new Lot 7, City of Syracuse , County of Onondaga, State of New York; Licensed Land Surveyor: PAUL JAMES OLSZEWSKI PAUL JAMES OLSZEWSKI, P.L.S, PLLC; 1326 NEW SENECA TPKE, SUITE a SKANEATELES NEW YORK, 13152 Scale: 1”= 20’; Dated: 06/21/2023.

Attachments:

Resubdivision Application

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of 1400 Grant Blvd

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/> (SOCPA Citation)

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

One Park Place, 300 S State St *Suite 700* Syracuse, NY 13202
315-448-8640 * zoning@syr.gov * www.syr.gov/Zoning.aspx

Office Use Filing Date: 12/4/2023 Case: R-23-76 Zoning District: MX-2

REQUESTED (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	<u>1400 Grant Blvd + 1404-06 Grand Blvd</u>	<u>011 06 16, 011</u>	<u>11,832 sf</u>
<input type="checkbox"/> Lot Alteration:			

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>1400 Grant Blvd</u>	<u>011 06 16</u>	<u>Purple Mountain Flower LL</u>	<u>11/18/2016</u>
2) <u>1404-06 Grant Blvd</u>	<u>011 06 ??</u>	<u>Purple Mountain Flower LL</u>	<u>11/18/2016</u>
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syr.gov/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) _____ 2) _____ 3) _____

PROJECT CONSTRUCTION (Check all that apply and briefly describe, as applicable.)

- Demolition (full and partial): _____
- New Construction: _____
- Façade (Exterior) Alterations: _____
- Site Changes: off-street parking layout

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name:	<u>1400 Grant Blvd Resubdivision</u>
Current Land Use(s):	<u>MX-2: restaurant</u>
Proposed Land Use(s):	<u>MX-2: general retail store</u>
Number of Dwelling Units:	<u>zero (no existing apartments on 2nd floor)</u>
Days and Hours of Operation:	<u>7 days per week, 10am to 10 pm.</u>
Number of Onsite Parking Spaces:	<u>14 spaces + 1 HC loading zone</u>

PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need, and justification.)

Tax map shows one lot, but Assessment has two lots listed. Assessment was sending one tax bill which included both lots' taxes.

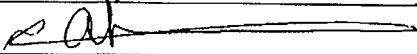
Because of Zoning screening requirements, if the properties were to remain individual lots, there would be required setbacks and screening buffers, thus reducing the number of possible parking spaces.

As shown on the subdivision map: combine existing "lot 5" and "lot 6" into new "lot 7."

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Almutasem	Nagi	member	Purple Mountain Flower LL		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
8096	McCambridge Dr	Cicero	NY	13039	Phone: 315 960 2207
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: captainesamz24@gmail.com</i>
<i>* Signature:</i> 			<i>Date: 10/30/23</i>		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>		

*** OWNER SIGNATURE 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.

APPLICANT(S) (if applicable)

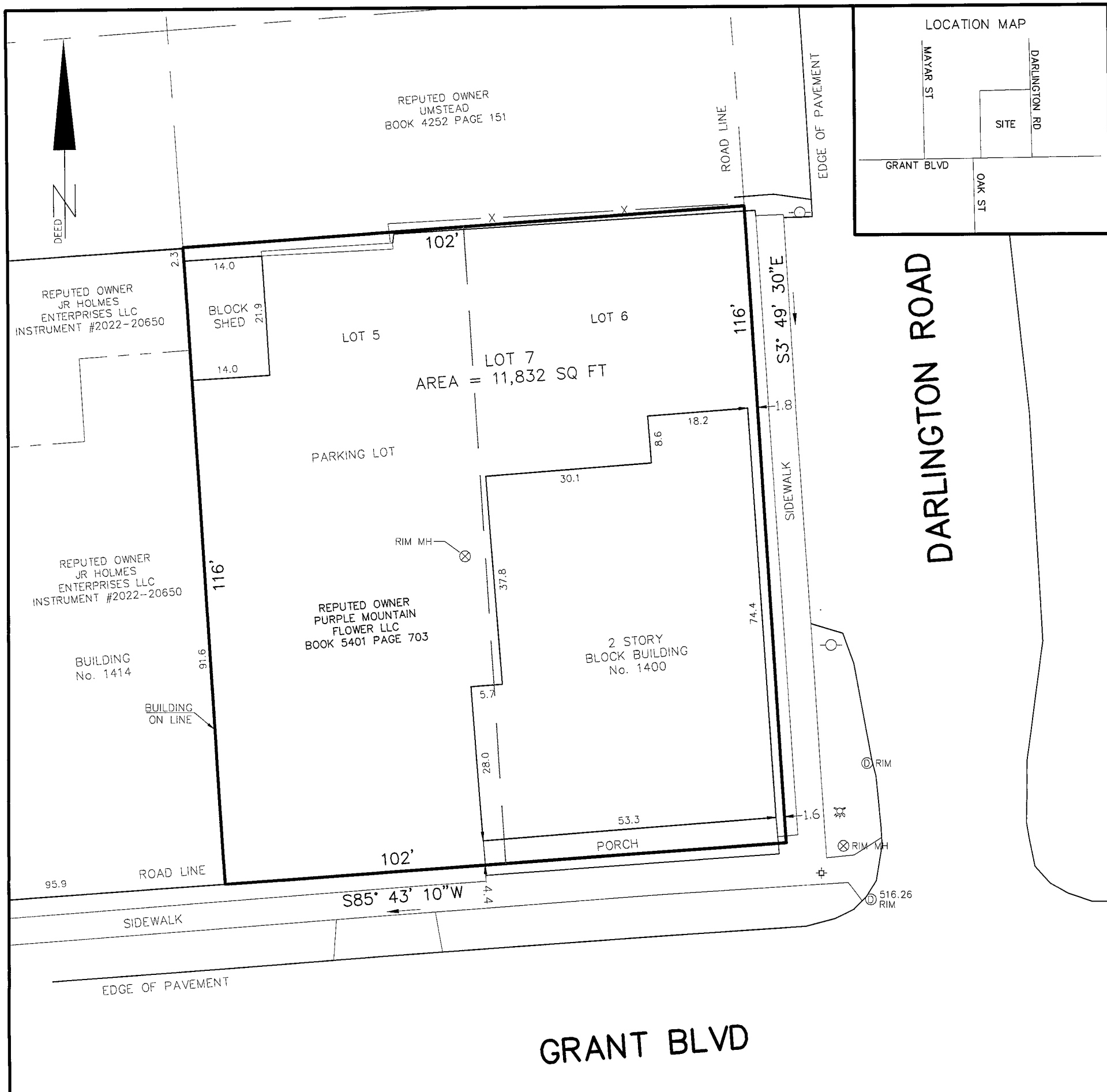
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

William	Pitcher	architect	Pitcher Architect PLLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
124 Feigel Avenue		Syracuse	NY	13203	Phone: 315 474 1219
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: jobspitarch@gmail.com</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>



APPROVED SECRETARY OF CITY PLANNING COMMISSION
 DATE: _____ BY: _____

APPROVED CITY ASSESSOR
 DATE: _____ BY: _____

APPROVED DEPARTMENT OF FINANCE
 DATE: _____ BY: _____

APPROVED DEPARTMENT OF ENGINEERING
 DATE: _____ BY: _____

APPROVED PURPLE MOUNTAIN FLOWER LLC (OWNER)
 DATE: _____ BY: _____

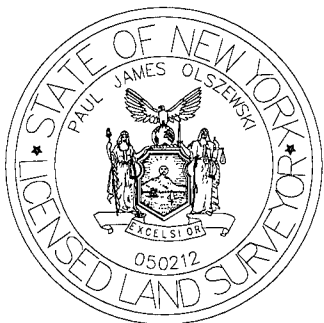
LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE

REFERENCE

MAP OF LOT 66 OF THE WADSWORTH TRACT PREPARED BY R. GRIFFIN. FILED IN THE ONONDAGA COUNTY CLERKS OFFICE ON 2-3-1890 AS MAP NO. 607.

HEALTH DEPARTMENT APPROVAL



SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 02-10-2023.

Paul J. Olszewski

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
 "COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

RESUBDIVISION
 LOTS 5 & 6
 WADSWORTH TRACT INTO
 NEW LOT 7

CITY OF SYRACUSE

COUNTY OF ONONDAGA

STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
 1326 NEW SENECA TPKE, SUITE A
 SKANEATELES NEW YORK, 13152

315-488-5552

pjosurvey.com

DATE: JUNE 21, 2023

SCALE: 1" = 20 FEET

PROJECT No. SY11-06-16

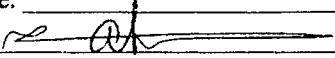
617.20
Appendix B
Short Environmental Assessment Form

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				
Name of Action or Project: RESUBDIVISION OF 1400 & 1404 Grant Blvd; Syracuse, NY 13203				
Project Location (describe, and attach a location map): Northwest of intersection of Grant Blvd and Darlington Road, Syracuse, NY				
Brief Description of Proposed Action: Combine two properties into one property. No construction is involved with the resubdivision, and the action does not physically disturb the site nor create any environmental impacts.				
Name of Applicant or Sponsor: Almutasem Nagi		Telephone: 315 960 2207 E-Mail: captainesamz24@gmail.com		
Address: 8096 McCambridge Drive				
City/PO: Cicero	State: New York	Zip Code: 13039		
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 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 type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____			1/4 acres	
b. Total acreage to be physically disturbed? _____			0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____			1/4 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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				

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>Almutasem Nagi</u>	Date: <u>10/30/23</u>	
Signature: 		

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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>

Project:	R-23-76
Date:	1/18/2024

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>

Project:	R-23-76
Date:	1/22/2024

Short Environmental Assessment Form Part 3 Determination of Significance

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 checked="" 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.	
Syracuse City Planning Commission	1/22/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
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 FORM

City of Syracuse

Parcel History

01/01/1900 - 01/17/2024

Tax Map #: 011.-06-16.0

Owners: Purple Mountain Flower LLC

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1400 Grant Blvd & Darlington R	02/07/13	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
1400 Grant Blvd & Darlington R	02/08/13	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
1400 Grant Blvd & Darlington R	10/24/13	Completed Complaint	Graffiti: PrivateProperty	Completed	2013-02144 Graffiti around all sides, except the front.
1400 Grant Blvd & Darlington R	10/24/13	Completed Complaint	Graffiti: PrivateProperty	Completed	2013-02703 trash and debris
1400 Grant Blvd & Darlington R	06/23/15	Completed Complaint	Vacant Lot: Trash/Debris	Completed	2015-16768 caller states that people are dumping televisions,tires,bleach bottles etc..... on property. Its the old corner house restaurant on the side. Gray bldg with a wine color trim. chhildren playing in area including climbing on t.v.
1400 Grant Blvd & Darlington R	06/23/15	Completed Complaint	Illegal TV Set Out	Completed	2015-16918 illegal tv set out
1400 Grant Blvd & Darlington R	03/04/16	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
1400 Grant Blvd & Darlington R	03/04/16	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
1400 Grant Blvd & Darlington R	08/25/17	Completed Complaint	Graffiti: PrivateProperty	Owner Compliance	2017-24394 Sonny Herpes graffiti ... not to be confused with the graffiti on the Winds of Agape ... different but the same message.
1400 Grant Blvd & Darlington R	08/17/18	Violation	2015 IPMC Section (A) 108.1.3 Unfit	Closed	
1400 Grant Blvd & Darlington R	09/20/18	Completed Complaint	Property Maintenance- Int	Completed	2018-25479 No water service. Possible activity at night and weekends
1400 Grant Blvd & Darlington R	06/05/19	Completed Complaint	Quad 1 ConstrDebrisPickUp	Completed	2019-14651 cd
1400 Grant Blvd & Darlington R	06/05/19	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
1400 Grant Blvd & Darlington R	06/05/19	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1400 Grant Blvd & Darlington R	06/07/19	Completed Complaint	Illegal Trash Set Out	Completed	2019-15120 illegal trash set out (construction debris) (may be vacant business)
1400 Grant Blvd & Darlington R	03/20/20	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1400 Grant Blvd & Darlington R	05/05/20	Completed Complaint	Vacant House	Completed	2016-04751
1400 Grant Blvd & Darlington R	05/05/20	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1400 Grant Blvd & Darlington R	09/30/20	Completed Complaint	Overgrowth: Private, Occ	Completed	2017-22090 corner of darlington and grant blvd.. bushes are way overgrown.. hard to see traffice
1400 Grant Blvd & Darlington R	12/18/20	Completed Complaint	Vacant House	Seasonal	V2020-0056
1400 Grant Blvd & Darlington R	08/27/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1400 Grant Blvd & Darlington R	11/19/21	Completed Complaint	Vacant House	Seasonal	V2021-0803 Overgrowth
1400 Grant Blvd & Darlington R	03/16/22	Violation	2020 PMCNYS - Section 302.1 - Sanitation	Closed	
1400 Grant Blvd & Darlington R	07/08/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1400 Grant Blvd & Darlington R	10/13/22	Complaint	Property Maintenance- Ext	Open	2022-09081
1400 Grant Blvd & Darlington R	10/13/22	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Open	
1400 Grant Blvd & Darlington R	10/13/22	Violation	Section 105.2 Building Permits	Open	
1400 Grant Blvd & Darlington R	10/13/22	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
1400 Grant Blvd & Darlington R	10/13/22	Violation	SZC - Section VI-Sign Restrictions	Open	
1400 Grant Blvd & Darlington R	10/31/22	Complaint	Cert of Use - Food Store	x Denied	CU2022-0062 Big Dollar
1400 Grant Blvd & Darlington R	02/08/23	Violation	2020 PMCNYS - Section 308.1 - Accumulation of rubbish or garbage	Closed	
1400 Grant Blvd & Darlington R	03/03/23	Completed Complaint	Vacant House	Seasonal	2022-01875 T&D

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1400 Grant Blvd & Darlington R	03/03/23	Complaint	Property Maintenance- Ext	v Open	V2023-0183 Vacant - Exterior
1400 Grant Blvd & Darlington R	03/03/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Open	
1400 Grant Blvd & Darlington R	03/03/23	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Open	
1400 Grant Blvd & Darlington R	03/03/23	Violation	SPCC - Section 27-31 (c) Structural members	Open	
1400 Grant Blvd & Darlington R	03/03/23	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Open	
1400 Grant Blvd & Darlington R	03/03/23	Violation	2020 PMCNYS - Section 302.7- Accessory Structures	Open	
1400 Grant Blvd & Darlington R	04/27/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1400 Grant Blvd & Darlington R	11/02/23	Completed Complaint	Vacant House	Seasonal	V2023-0615 Vacant - Cut&Clean



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Purple Mountain Flower LLC
From: Haohui Pan, Zoning Planner
Date: 1/18/2024 11:17:43 AM
Re: Resubdivision R-23-76
1400 Grant Blvd & Darlington R, Syracuse, 13208

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Eng. Mapping - Zoning	Internal Review Complete	12/04/2023	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 577
Finance - Zoning	Internal Review Complete	12/05/2023	Veronica Voss	Notes on this are incomplete. Only 1400 Grant Blvd & Darlington Road is listed, and that property is paid in full for both CS and CO taxes, but the notes say "combine two lots into one lot". Need the second lot data. I opened the application and it says the second parcel is 1404-06 Grant (which does not exist). Further research with the applicant should be done to determine which 2 lots they want to combine.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	12/07/2023	Romeo Kpolo	No stormwater impacts.
Eng Sewers- Zoning	Internal Review Complete	12/07/2023	Romeo Kpolo	Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Design & Cons. - Zoning	Internal Review Complete	12/07/2023	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	12/04/2023		