



**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-24-58</u>	<i>Staff Report – November 12th, 2024</i>
<b>Application Type:</b>	Resubdivision
<b>Project Address:</b>	1541-43 South Ave. (Tax ID: 078.-01-28.0) 1537-39 South Ave. (Tax ID: 078-01-29.0) 1535 South Ave. (Tax ID: 078.-01-30.0) 1531 South Ave. (Tax ID: 078.-01-31.0) 1525 South Ave. (Tax ID: 078.-01-33.1)
<b>Summary of Proposed Action:</b>	The owner of the two-unit dwelling at 1541-43 South Ave., intends to purchase a 20' x 132' strip from 1537-39 South Ave. to create a driveway for his property. The remainder of 1537-39 South Ave will be merged with three adjacent lots at 1535 South Ave., 1531 South Ave., and 1525 South Ave. into one new lot to be known as Lot 6B or 1525 South Ave.  New Lot 11A: 6,996 SF New Lot 6B: 23,496 SF  Total square footage of lots: 30,492 SF
<b>Owner/Applicant</b>	Greater Syracuse Property Development Corporation (GSPDC) (Owner/Applicant) Justin Ward (Owner of 1541-43 South Ave.)
<b>Existing Zone District:</b>	All 5 parcels involved in this resubdivision are located in the MX-2: Neighborhood Center Zone District.
<b>Surrounding Zone Districts:</b>	The neighboring properties to the west, north, and south are within the MX-2: Neighborhood Center Zone District. The neighboring properties to the east are within the R3 Small Lot Residential Zone District.
<b>Companion Application(s)</b>	No Companion Application
<b>Scope of Work:</b>	The owner of the two-unit dwelling at 1541-43 South Ave. is purchasing a 20' x 132' strip from 1537-39 South Ave. to construct a driveway. The remaining portion of 1537-39 South Ave will be merged with three neighboring lots at 1535, 1531, and 1525 South Ave.—to create a new lot intended for mixed-use development but will be kept vacant until a plan for future development is created.
<b>Staff Analysis:</b>	<b>Factors:</b> <ul style="list-style-type: none"> <li>- The proposed resubdivision on Lots 11A and 6B complies with the minimum lot size requirement for the MX-2 Zone District pursuant to ReZone Art. 2 Sec 2.8(B)</li> <li>- 4 of the 5 lots involved in this resubdivision are currently vacant.</li> <li>- 1541-43 South Ave. currently lacks the required lot width for a legal driveway, but the additional land from this resubdivision will enable them to establish a legal parking area.</li> <li>- According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 6B” shall be known as <b>1525 South Avenue</b></li> <li>- According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 11A” shall be known as <b>1541-1543 South Avenue</b></li> </ul> <b>Conditions if Approved:</b> <ul style="list-style-type: none"> <li>- The applicant/owner of 1541-43 South Ave. will apply for a driveway permit when they construct this new driveway.</li> </ul>
<b>Zoning Procedural History:</b>	<b>1525 South Avenue</b> PR-19-12   Demolition of Commercial Structure   Approved

<p><b>Summary of Zoning History:</b></p>	<p>In 2019, the property owner of 1525 South Avenue, GSPDC applied for a Project Site Review to demolish an existing commercial building to develop a future mixed-use structure. The application was approved.</p>
<p><b>Code Enforcement History:</b></p>	<p>See attached code enforcement history.</p>
<p><b>Zoning Violations:</b></p>	<p>The proposed lot has no zoning violations.</p>
<p><b>Summary of Changes:</b></p>	<p>This is not a continued application.</p>
<p><b>Property Characteristics:</b></p>	<p><b><u>Existing property characteristics</u></b></p> <p>The subject property at 1541-43 South Ave. is a regularly shaped parcel with a lot size of 4,356 SF (0.10 acres). The property has 33 FT of street frontage along South Ave. The southern property line borders 132 FT along the property line of 1545-47 South Ave., the eastern property line borders 33 FT along the property line of 138 and 144-46 Bishop Ave., and the northern property lines borders 132 FT along the property line of 1537-39 South Ave.</p> <p>The subject property at 1537-39 South Ave. is a regularly shaped parcel with a lot size of 4,356 SF (0.10 acres). The property has 33 FT of street frontage along South Ave. The southern property line borders 132 FT along the property line of 1541-43 South Ave., the eastern property line borders 33 FT along the property line of 138 and 144-46 Bishop Ave., and the northern property lines borders 132 FT along the property line of 1535 South Ave.</p> <p>The subject property at 1535 South Ave. is a regularly shaped parcel with a lot size of 4,356 SF (0.10 acres). The property has 33 FT of street frontage along South Ave. The southern property line borders 132 FT along the property line of 1537-39 South Ave., the eastern property line borders 33 FT along the property line of 130 and 128 Bishop Ave., and the northern property line borders 132 FT along the property line of 1531 South Ave.</p> <p>The subject property at 1531 South Ave. is a regularly shaped parcel with a lot size of 4,356 SF (0.10 acres). The property has 33 FT of street frontage along South Ave. The southern property line borders 132 FT along the property line of 1535 South Ave., the eastern property line borders 33 FT along the property line of 124 and 128 Bishop Ave., and the northern property line borders 132 FT along the property line of 1525 South Ave.</p> <p>The subject property at 1525 South Ave. is a regularly shaped parcel with a lot size of 13,068 SF (0.30 acres). The property has 99 FT of street frontage along South Ave. The southern property line borders 132 FT along the property line of 1531 South Ave., the eastern property line borders 99 FT along the property line of 124, 122 and 116-18 Bishop Ave., and the northern property line borders 132 FT along the property line of 1513-15 South Ave.</p> <p><b><u>Proposed property characteristics</u></b></p> <p>One of the proposed resubdivided lot will be known as Lot 11A at 1541-1543 South Avenue. It will be a regularly shaped parcel with 6,996 SF (0.16 acres). The property is improved by a 2.5-story frame house. The property will have one primary street frontage with 55 FT of frontage on South Ave. The northern property line will border 132 FT along the property of 1525 South Ave. The eastern property line will border 55 FT of 144-46 and 138 Bishop Ave. The southern property line will border 132 FT of 1545-47 South Ave.</p>

	One of the proposed resubdivided lot will be known as Lot 6B at 1525 South Avenue. It will be a regularly shaped parcel with 23,496 SF (0.54 acres). The property will have one primary street frontage with 178 FT of frontage along South Ave. The northern property line will border 178 FT along the property of 1513-15 South Ave. The eastern property line will border 132 FT of 138, 130, 128, 124, 122, and 116-18 Bishop Ave. The southern property line will border 132 FT of 1541-43 South Ave.
<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<b>Onondaga County Planning Board Referral:</b>	Pursuant to GML §239-1, m and n, the proposal was not reviewed by the Onondaga County Planning Board.

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Proposed Resubdivision Map on Lots 6A, 8, 9, 10 & 11, Block 7 of the Bissell & Hunt Tract, Amended to be New Lots 6B & 11A. City of Syracuse, County of Onondaga, New York; New York State Licensed Land Surveyor Michael J. McCully; Map Date: 04/05/2024; Scale: 1"=20'
- New Parking for 1541 South Ave., Syracuse NY, 13207. Drawn by Terry Horst Landscape Architecture, PC.; Date: 5/14/2024; Scale 1"=10'

**Attachments:**

- Resubdivision Application
- Short Environmental Assessment Form Part 2&3
- IPS Comments from City Departments
- Code Enforcement History

**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 the subject property.

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

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](mailto:zoning@syr.gov) \*  
**\*\*[www.syr.gov/Departments/Zoning-Administration](http://www.syr.gov/Departments/Zoning-Administration)\*\***

Office Use    Filing Date: \_\_\_\_\_    Case: \_\_\_\_\_    Zoning District: \_\_\_\_\_

**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>Resubdivision of 5 Lots to 2</u>	<u>5</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>1541-43 South Ave</u>	<u>078.-01-28.0</u>	<u>Justin L Ward</u>	<u>8/4/2022</u>
2) <u>1537-39 South Ave</u>	<u>078.-01-29.0</u>	<u>GSPDC</u>	<u>10/31/2018</u>
3) <u>1535 South Ave</u>	<u>078.-01-30.0</u>	<u>GSPDC</u>	<u>10/30/2028</u>
4) <u>1531 South Ave</u>	<u>078.-01-31.0</u>	<u>GSPDC</u>	<u>09/03/2014</u>

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

5) 1525 South Ave                      078.-01-33.1                      GSPDC                      10/20/2015

**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: New driveway at 1541-43 South Ave

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Project Name: Resubdivision of 5 Lots to 2

Current Land Use(s): Vacant Land + 1 2-family dwelling

Proposed Land Use(s): future residential construction (hopeful)

Number of Dwelling Units: 2 at 1541-43 South Ave

Days and Hours of Operation: n/a residential

Number of Onsite Parking Spaces: 2 (proposed)

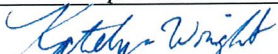
**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need, and justification.)

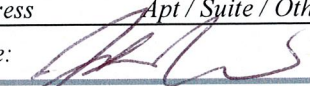
Justin Ward owns the 2-family house at 1541-43 South Ave. The property has a shared driveway with 1545-47 South Ave which is exclusively used by the occupant at 1545-47 so he can access his wheelchair lift on the front of the house. Mr Ward would like to purchase a 20' x 132' strip of 1537-39 South Ave to build a driveway for the occupants of 1541-43. The balance of 1537-39 South Ave will be merged with the tree adjacent lots to the north and marketed as a new construction site for mixed use development.

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.**

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Cp.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 South Salina St		Syracuse	NY	13205	Phone: 315-422-2301
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: 				Date: 09/20/2024	

Justin	Ward				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1541 South Ave		Syracuse	NY	13207	Phone: 315-761-8752
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: nemuijin@gmail.com</i>
* Signature: 				Date: 09/24/2024	

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

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

**\* 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)

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Cp		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 South Salina St		Syracuse	NY	13205	Phone: 315-422-2301
<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>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>

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

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

**Resubdivision / Lot Alteration Application**  
**INSTRUCTIONS AND REQUIRED SUBMITTALS**

**Incomplete applications will not be processed.**

Applications together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDE** and **NOT BOUND**, to the City of Syracuse Office of Zoning Administration, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202, Syracuse, NY 13202. E-mailed submissions will not be processed.

**Please submit ONE (1) COPY of the following:**

- APPLICATION** – filled out completely, dated, and **signed by property owner as instructed.**
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) Short Environmental Assessment Form (SEAF) - Part One** - filled out to the best of your ability, dated, and signed by preparer..
- APPLICATION FEE** – \$0.

**Please submit FIVE (5) FULL-SIZE AND TO-SCALE paper maps for review purposes, and ONE (1) REDUCED (11X17" or smaller) paper map for copying, and a PDF File to [hpan@syr.gov](mailto:hpan@syr.gov) of the following:**

- RESUBDIVISION/LOT ALTERATION MAP** (per the Syracuse-Onondaga County Guide 11-17-2011  
No larger than 36"x 44")
  - **The map must indicate the Existing Address and Proposed address for the consistency between Tax parcel and 9-11 address (to be verified by Syracuse-Onondaga County Planning Agency Address Administration Certification, Tel: 315-435-2616/ [DanielSmith@ongov.net](mailto:DanielSmith@ongov.net))**
  - Five Signature Blocks (County Health Department, and City Planning Commission, Assessment, Finance, Engineering)
  - Tract name (cannot be Farm Lot or Military Lot)
  - Farm/Military Lot and/or block numbers
  - Municipality, Scale, Date, North arrow
  - Certificate of Licensed Land Surveyor: "We (or I) hereby certify that this is an accurate subdivision plat prepared by us (or me) on (date). This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision boundary closure is (boundary closure precision). This map is not valid without the original seal of the surveyor."
  - Each new lot will have a definite designation number or letter per the new map.
  - Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map (e.g. Lot 10 becomes Lot 10A).
  - Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances.
  - Each line or curve of all new or amended lots must clearly show all necessary geometry.
  - Shorelines will have a tie line with geometry for closure.
  - The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown.
  - All amended maps or resubdivision maps must recite which existing map # they are amending & clearly describe which lots or areas are being amended & why.

**AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries, easements, and current conditions including structures, fencing, parking surface, and retaining walls if not illustrated on the Resubdivision or Lot Alteration Map (**signed and stamped by a licensed surveyor**).

**SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey or Resubdivision / Lot Alteration Map:

1. **Zoning Schedule** (density, setbacks, structure / parking surface coverage, screening, onsite parking, etc.)
2. **demolitions** and **post demolition** conditions
3. **structures, facilities, utilities** and **drainage**
4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
5. **loading** dock and delivery areas
6. **dumpsters** and/or trash receptacles
7. **landscaping** including type, height, and number of plantings
8. **screening/fencing** including type and height for parking, dumpsters, and site
9. **lighting** including structure heights and luminaries wattage
10. **ground signs**
11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning



# Short Environmental Assessment Form

## Part 1 - Project Information

### 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.

<b>Part 1 – Project and Sponsor Information</b>			
Resubdivision of 5 parcels on South Ave to create 2 new lots			
Name of Action or Project: South ave in Syracuse New York between			
Project Location (describe, and attach a location map): South Ave between West Colvin St and Elmhurst Ave in Syracuse NY			
Brief Description of Proposed Action: Justin Ward owns the 2-family house at 1541-43 South Ave. The property has a shared driveway with 1545-47 South Ave which is exclusively used by the occupant at 1545-47 so he can access his wheelchair lift on the front of the house. Mr Ward would like to purchase a 20' x 132' strip of 1537-39 South Ave to build a driveway for the occupants of 1541-43. The balance of 1537-39 South Ave will be merged with the tree adjacent lots to the north and marketed as a new construction site for mixed use development.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2301 ext 18 E-Mail: <a href="mailto:tluckett@syracuselandbank.org">tluckett@syracuselandbank.org</a>	
Address: 1941 South Salina St			
City/PO: Syracuse		State: NY	Zip Code: 13205
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 government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .55 acres			
b. Total acreage to be physically disturbed? _____ .25 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .55 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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): residential <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO		YES
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO		YES
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO		YES
If the proposed action will exceed requirements, describe design features and technologies: n/a	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO		YES
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO		YES
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO		YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO		YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input type="checkbox"/>	
FEMA.gov and Onondaga County GIS on the Web do not indicate the presence of any wetlands. Response was auto generated by DEC EAF Mapper. _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional

Wetland    Urban    Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>


18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

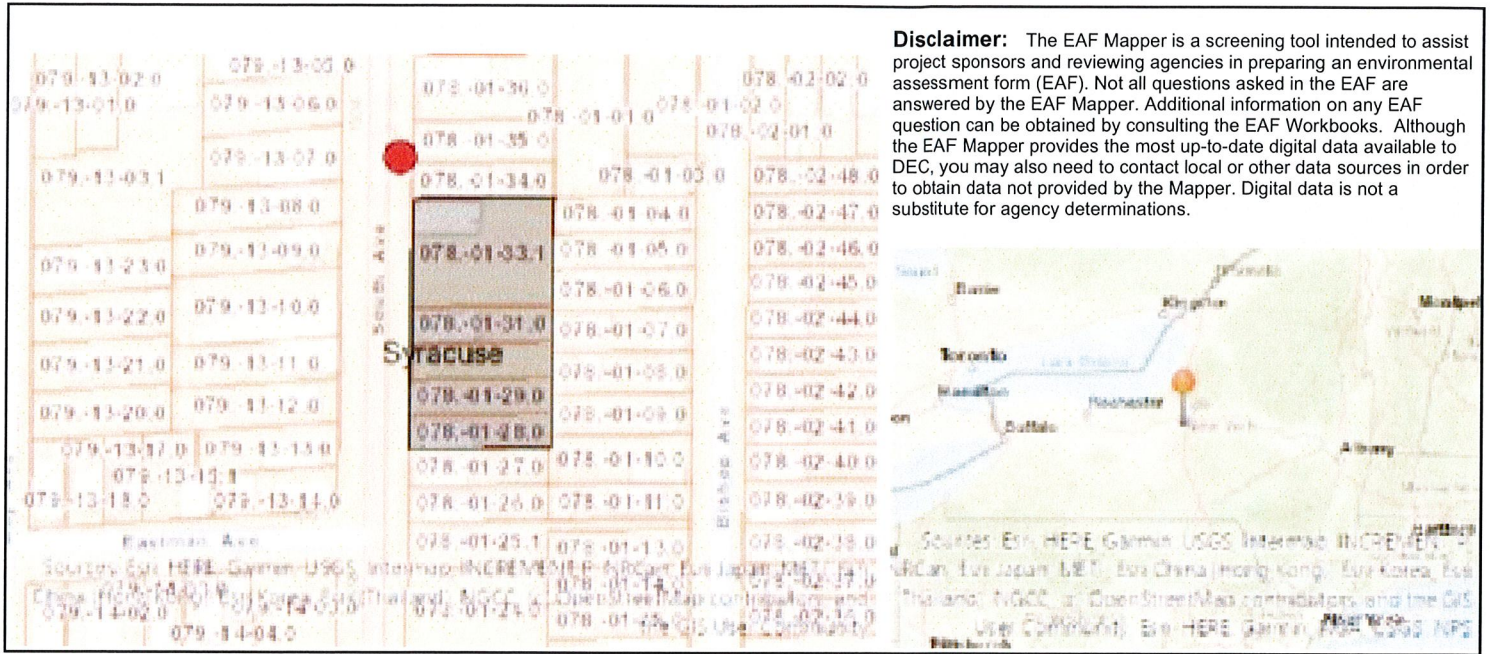
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: _____ DEC Spills Incidence Database does not show any recent spills on or near the site	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Katelyn Wright Date: 09/20/2024

Signature:  Title: Executive Director



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

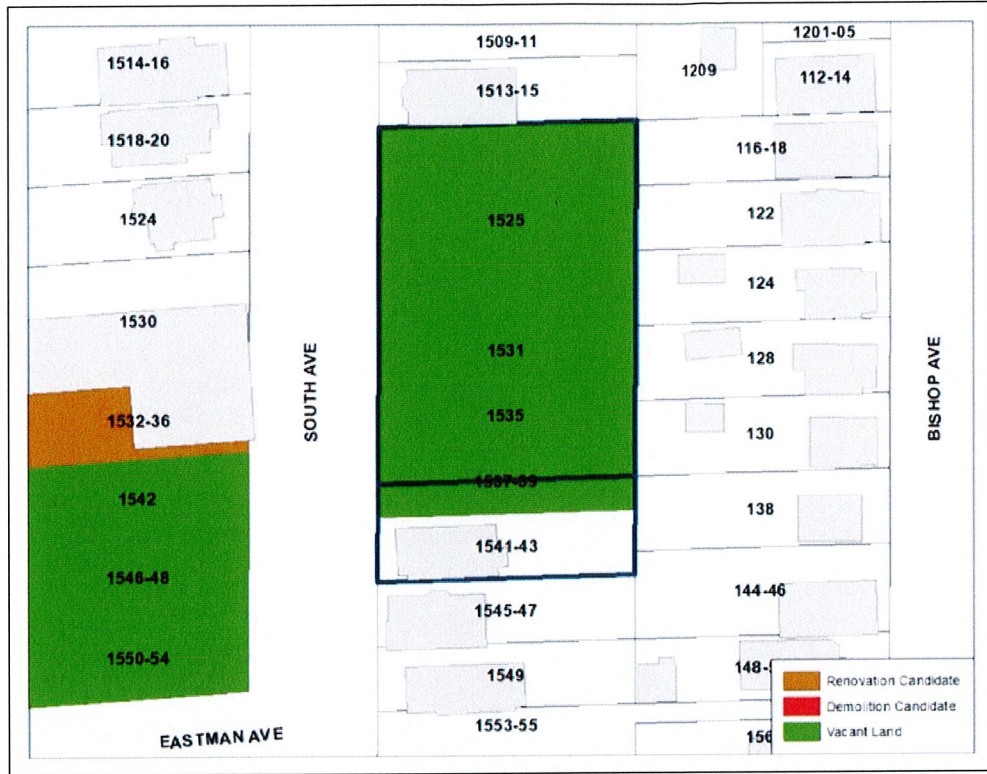
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

**TO:** Syracuse Planning Commission  
**FROM:** Terri Lockett *Tai*  
Program and Data Manager/Neighborhood Planner  
Greater Syracuse Land Bank  
**RE** Resubdivision Justification (1525, 1531, 1535, 1537-39, 1541-43 South Ave)  
**DATE:** 9/23/2024

Justin Ward owns and occupies the two-family house at 1541-43 South Ave. The property has a shared driveway with 1545-47 South Ave., which is exclusively used by the occupant at 1545-47 so he can access his wheelchair lift on the front of the house. Mr. Ward would like to purchase a 20' x 132' strip of 1537-39 South Ave. to install a driveway for the exclusive use of him and his tenants. The balance will be merged with the three vacant lots to the north to create a new 178' x 132' new construction site.

Following is the justification for this resubdivision.

- On its own, 1537-39 South Ave measures 33' x 132' and is otherwise unbuildable.
- The vacant parcels (1525, 1531, 1535, and 1537-39) are zoned MX-2. Merging them offers the Land Bank the opportunity to market one large site to a buyer who will develop it in a way that aligns with the city's goals for this corridor as articulated in ReZone Syracuse. These include mixed-use development, increased density, and supporting walkable communities.
- The resubdivision will not negatively alter the character of the neighborhood. If well planned, a mixed-use site can enhance the neighborhood's visual appeal and functionality. Merging parcels allows for cohesive urban design and better integration with the surrounding environment, avoiding the fragmentation that can occur when smaller parcels are developed separately.



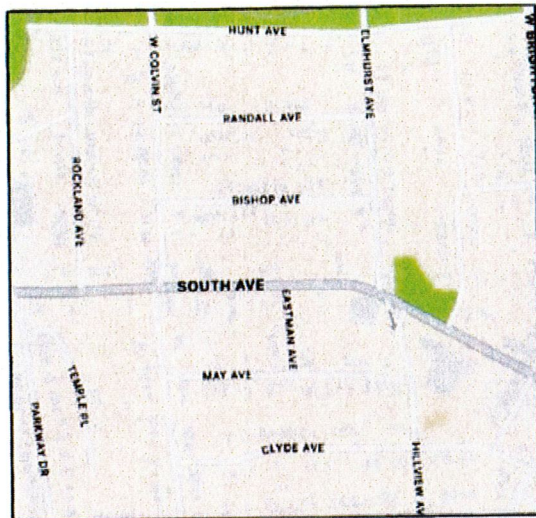
Proposed Resubdivision



1541-43 South Ave at left  
shared driveway exclusively used by 1545-47 for handicapped access to that home



1541-43 South Ave and adjacent vacant lots to the north

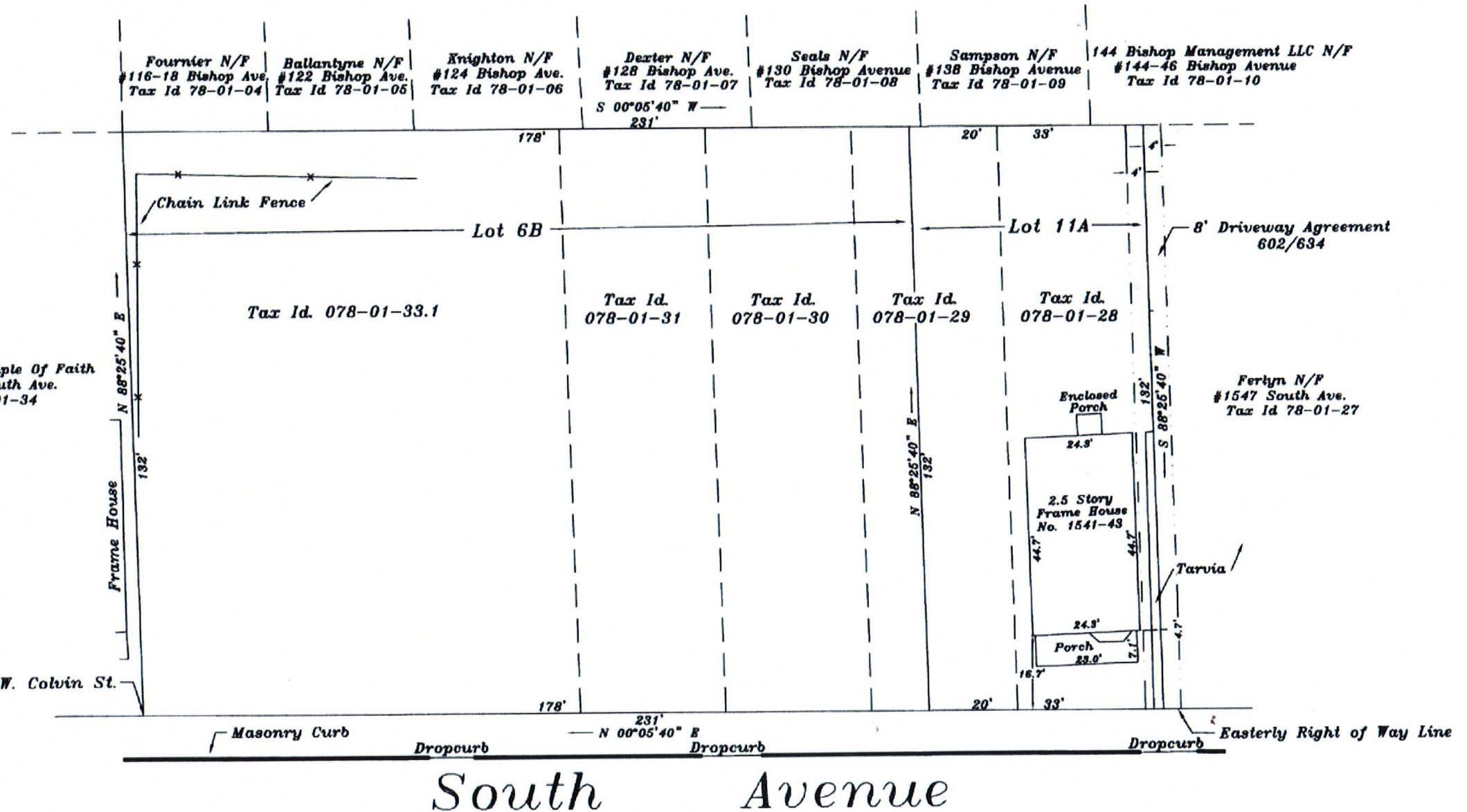


Site Vicinity Locator  
(not to scale)

Church—God's Temple Of Faith  
#1513-15 South Ave.  
Tax Id 78-01-34

Approvals

132' to W. Colvin St.



Notes/References:

- \*Survey prepared without the benefit of an up-to-date abstract of title.
- \*Adjoiner information obtained using ImageMate Online.
- \*Buildings/Structures shown for informational purposes only.
- \*Subject parcel(s) has access to public utilities.
- \*New Lot 6B Area = 23486 Sq. Ft.
- \*New Lot 11A Area = 6993 Sq. Ft.
- \*Parcel(s) Owner : Greater Syracuse Property Development Corporation & Ward

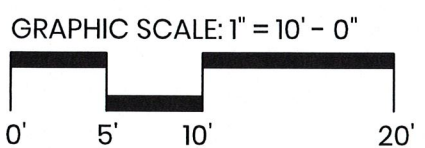
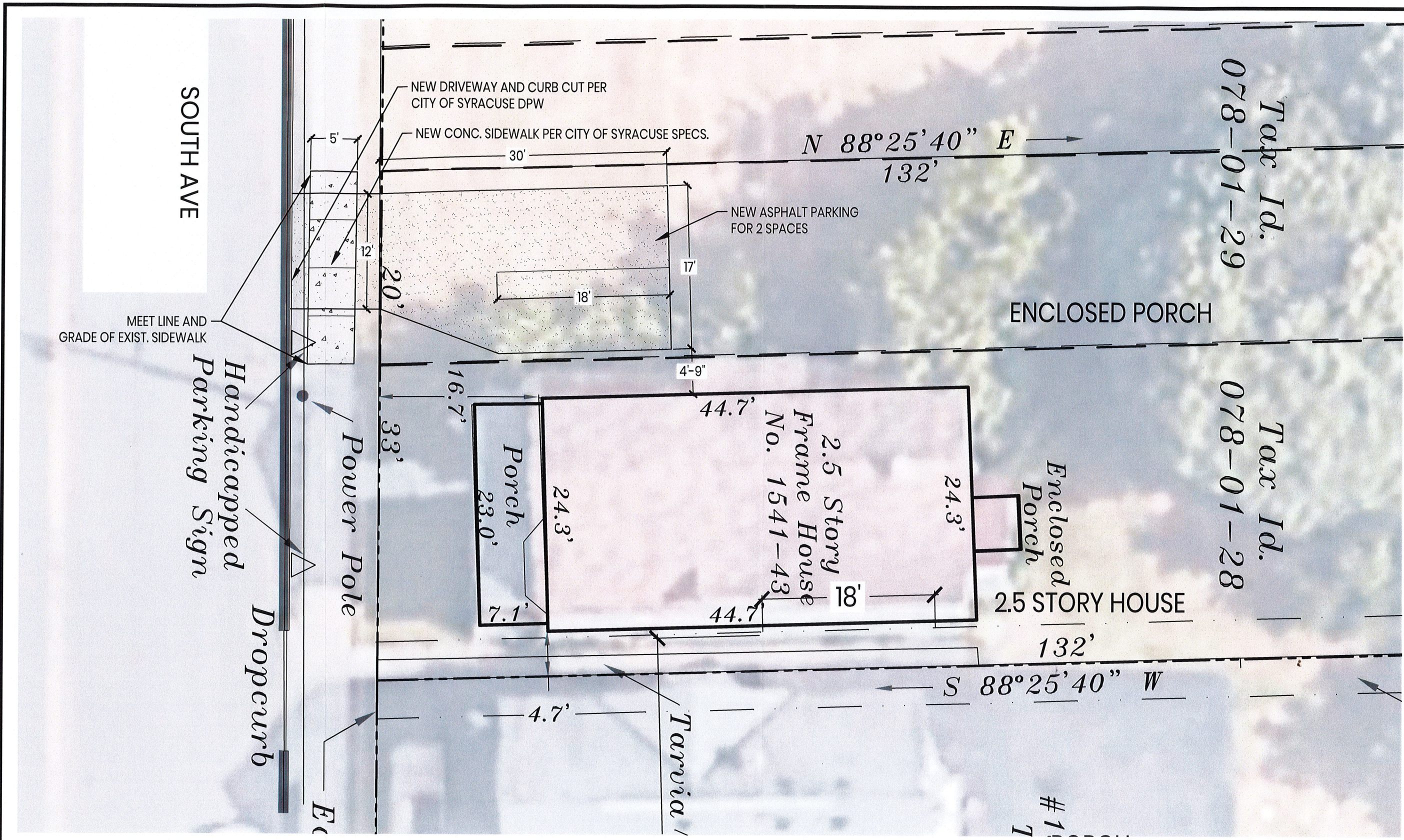
Date of Fieldwork: 04-02-24  
Tax Id#: 078-01-33.1, 31, 30, 29, 28  
Deed: 6346/40, 6294/926, 2018/50100, 2018/60058, 2022/31787  
Abstract: Not Provided

**\*Proposed Only\***

<p><b>Michael J. McCully</b> Land Surveying PLLC 5875 Fieldstone Drive Casenovia New York 13035 Phone : (315) 815-5034</p>		<p>Proposed Resubdivision on Lots 6A, 8, 9, 10, &amp; 11, Block 7 of the Bissell &amp; Hunt Tract, Amended To be New Lots 6B &amp; 11A.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p> <p><i>[Signature]</i> M.J. McCully NYSLLS 050696</p>		<p>Known as No. 1525 &amp; 1541-43 South Avenue, City of Syracuse County of Onondaga, State of New York</p> <p>Drawn by: PFOB Scale: 1" = 30'</p> <p>Date(s): 04-05-24</p>

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for





**Terry Horst**  
LANDSCAPE  
ARCHITECTURE, P.C.

PHONE: 315-472-2481  
WWW.THORSTLANDSCAPEARCH.COM  
305 HAWLEY AVENUE, SYRACUSE, NEW YORK

DATE: 5/14/24  
SCALE: 1" = 10' - 0"  
DRAWN BY: AK

**NEW PARKING FOR 1541 SOUTH AVE, SYRACUSE, NY 13207**

Tax Id. 078-01-29

Tax Id. 078-01-28

N 88°25'40" E  
132'

S 88°25'40" W  
132'

ENCLOSED PORCH

2.5 STORY HOUSE  
Enclosed Porch

2.5 Story Frame House  
No. 1541-43  
Porch

SOUTH AVE

Handicapped Parking Sign  
Power Pole  
Dropcurb

MEET LINE AND GRADE OF EXIST. SIDEWALK

NEW DRIVEWAY AND CURB CUT PER CITY OF SYRACUSE DPW  
NEW CONC. SIDEWALK PER CITY OF SYRACUSE SPECS.

NEW ASPHALT PARKING FOR 2 SPACES

Tarrvia

# 1

Project: R-24-58

Date: 11/12/2024

## *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:		
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-24-58
Date:	11/12/2024

### *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	11/12/2024
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)

City of Syracuse  
**Parcel History**  
 01/01/1900 - 11/04/2024  
 Tax Map #: 078.-01-33.1  
 Owners: GSPDC  
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1525 South Ave	11/06/14	Completed Complaint	Trash/Debris-Private, Occ	Completed	2013-24894
1525 South Ave	01/29/20	Completed Complaint	Property Maintenance-Int	Admin-Closed	2013-06431   *****See Vacant Case #27***** No Hot Water/Missing Plumbing Fixture/Thru out the Apartment
1525 South Ave	01/24/20	Completed Permit	Demolition	Certificate Issued	39949   Demo two story commercial building   Certificate of Completion #39949
1525 South Ave	04/05/13	Inspection	Complaint Inspection	Fail	
1525 South Ave	04/16/13	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	04/30/13	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	07/30/13	Inspection	Complaint Inspection	No Work Started	
1525 South Ave	05/15/14	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	06/17/14	Inspection	Complaint Re-Inspection	N/A	
1525 South Ave	07/04/14	Inspection	Complaint Inspection	No Progress	
1525 South Ave	08/29/14	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	08/06/14	Inspection	Complaint Inspection	No Progress	
1525 South Ave	08/15/14	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	10/30/14	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	10/10/14	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	11/28/14	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	12/03/14	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	12/31/14	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	01/09/15	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	04/23/15	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	05/20/15	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	07/28/15	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	11/27/15	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	01/07/16	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1525 South Ave	02/29/16	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	05/27/16	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	07/29/16	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	09/29/16	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	11/30/16	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	05/30/17	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	06/08/17	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	12/29/17	Inspection	Complaint Re-Inspection	No Progress	
1525 South Ave	11/16/18	Inspection	Complaint Inspection	No Progress	
1525 South Ave	11/14/19	Inspection	Complaint Re-Inspection	Pass	
1525 South Ave	10/09/13	Inspection	Complaint Inspection	Fail	
1525 South Ave	10/17/13	Inspection	Progress Inspection	No Progress	
1525 South Ave	10/24/13	Inspection	Progress Inspection	No Progress	
1525 South Ave	12/09/13	Inspection	Progress Inspection	No Progress	
1525 South Ave	12/16/13	Inspection	Progress Inspection	No Progress	
1525 South Ave	12/23/13	Inspection	Progress Inspection	No Progress	
1525 South Ave	01/02/14	Inspection	Progress Inspection	No Progress	
1525 South Ave	01/31/14	Inspection	Progress Inspection	No Progress	
1525 South Ave	11/06/14	Inspection	Progress Inspection	Pass	
1525 South Ave	11/15/19	Inspection	Inspector Notification	In Progress	
1525 South Ave	01/23/20	Inspection	Final Inspection	Pass	
1525 South Ave	11/14/19	Permit Application	Demolition	Issued	39949   Demo two story commercial building
1525 South Ave	06/23/20	Project	Pre-Development	Active	South Ave Mixed Use   We will meet with Thomas J DiTullio, NaDonte Jones and the Syracuse Greater Landbank to discuss their proposed project for 1525-1539 South Ave. This will be new construction and the plan will consist of redeveloping multiple lots for a mixed use project. Plans are attached for review.
1525 South Ave	09/30/24	Project	Resubdivision	Active	R-24-58E   See R-24-58

City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
1525 South Ave	06/18/19	Project	Project Site Review	Approved with	PR-19-12   DEMOLITION (GSPDC FUTURE MIXED-USE INFILL)
1525 South Ave	04/09/13	Violation	2010 IMC - Section 504.1 - General	Open	
1525 South Ave	04/09/13	Violation	2010 IMC - Section 305.3 - Interior surfaces	Open	
1525 South Ave	04/09/13	Violation	2010 IMC - Section 502.1 - Dwelling units	Open	
1525 South Ave	04/09/13	Violation	2010 IMC - Section 505.1- General	Open	
1525 South Ave	04/09/13	Violation	2010 IMC - Section 504.1 - General	Open	
1525 South Ave	10/10/13	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	

City of Syracuse  
**Parcel History**  
 01/01/1900 - 11/04/2024  
 Tax Map #: 078.-01-31.0  
 Owners: GSPDC  
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1531 South Ave	07/17/12	Inspection	Complaint Inspection	Fail	
1531 South Ave	07/17/12	Violation	2010 IMC - Section 307.1 - Accumulation of rubbish and garbage	Closed	
1531 South Ave	09/06/12	Inspection	Complaint Inspection	Pass	
1531 South Ave	09/18/12	Completed Complaint	Trash/Debris-Private, Occ	Completed	2012-16051   Trash all over the yard
1531 South Ave	11/01/12	Inspection	Complaint Inspection	Fail	
1531 South Ave	11/01/12	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1531 South Ave	11/07/12	Completed Complaint	Trash/Debris-Private, Occ	Completed	2012-24466   t/d
1531 South Ave	11/07/12	Inspection	Progress Inspection	Pass	
1531 South Ave	11/15/12	Completed Complaint	Property Maintenance-Int	Completed	2012-25424
1531 South Ave	04/18/14	Inspection	Complaint Inspection	Fail	
1531 South Ave	04/18/14	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1531 South Ave	04/25/14	Inspection	Complaint Re-Inspection	Pass	
1531 South Ave	04/28/14	Completed Complaint	Trash/Debris-Private, Occ	Completed	2014-08559   T & D
1531 South Ave	11/17/14	Completed Complaint	Illegal Trash Set Out	Completed	2014-29921   Illegal set out.
1531 South Ave	05/21/15	Inspection	Complaint Inspection	Fail	
1531 South Ave	05/22/15	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
1531 South Ave	05/22/15	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
1531 South Ave	05/22/15	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	

City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
1531 South Ave	09/20/16	Completed Complaint	Illegal Trash Set Out	Completed	2016-16455   Debris pile at curb
1531 South Ave	01/03/17	Permit Application	Demolition	Issued	27011   Demolish a single family house
1531 South Ave	01/04/17	Inspection	Inspector Notification	In Progress	
1531 South Ave	05/17/17	Inspection	Final Inspection	Pass	
1531 South Ave	05/17/17	Inspection	Grading and Seeding	Pass	
1531 South Ave	05/17/17	Completed Permit	Demolition	Certificate Issued	27011   Demolish a single family house   Certificate of Completion #27011
1531 South Ave	12/29/20	Completed Complaint	Property Maintenance-Ext	Completed	2015-12581
1531 South Ave	09/30/24	Project	Resubdivision	Active	R-24-58D   See R-24-58



## Parcel History

01/01/1900 - 11/04/2024

Tax Map #: 078.-01-29.0

Owners: GSPDC

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1537-39 South Ave	08/23/17	Completed Complaint	Yard Waste	Completed	2017-24194   yw dumped can any one help with it-youre in area this week
1537-39 South Ave	08/30/18	Complaint	Vacant Lot: Trash/Debris	Open	2018-26899   Illegal setout on vacant lot
1537-39 South Ave	09/30/24	Project	Resubdivision	Active	<p>R-24-58   Justin Ward owns the two-family house at 1541-43 South Ave. (Tax ID: 078.-01-28.0). The owner of this property would like to purchase a 20' x 132' strip of 1537-39 South Ave (Tax ID: 078-01-29.0) to build a driveway for the occupants of 1541-43 South Ave, The balance of 1537-39 South Ave will be merged with the three adjacent lots of the north: 1535 South Ave (Tax ID: 078.-01-30.0), 1531 South Ave (Tax ID: 078.-01-31.0) and 1525 South Ave (Tax ID: 078.-01-33.1) and marketed as a new construction site for mixed use development.</p> <p>Total square footage of two new lots: 30,492 SQ FT</p> <p>New Lot 11A: 6,996 sq ft New Lot 6B: 23,496 sq ft</p>

City of Syracuse  
**Parcel History**  
 01/01/1900 - 11/04/2024  
 Tax Map #: 078.-01-28.0  
 Owners: Justin L Ward  
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1541-43 South Ave	04/05/21	Complaint	Trash/Debris-Private, Occ	Needs Review	2021-08983   Early set out trash
1541-43 South Ave	09/09/19	Complaint	Blue Bin: request new BB	Needs Review	2019-24893   4 bb
1541-43 South Ave	10/04/18	Complaint	Illegal Trash Set Out	Needs Review	2018-30487   1513 south avenue called: vacant lot with illegal trash next to me has illegal trash. this is not my trash.
1541-43 South Ave	11/09/20	Complaint	Illegal Trash Set Out	Needs Review	2020-22657
1541-43 South Ave	03/24/22	Completed Complaint	Trash/Debris-Private, Occ	Completed	2022-01715   TD
1541-43 South Ave	09/30/15	Completed Complaint	Trash/Debris-Private, Occ	Completed	2013-25184   furniture
1541-43 South Ave	09/30/15	Completed Complaint	Trash/Debris-Private, Occ	Completed	2013-09352   roof and trash and debris
1541-43 South Ave	05/05/12	Completed Complaint	Sewer Back Up	Completed	2012-10014   sewer bu
1541-43 South Ave	03/20/17	Completed Complaint	Sewer Back Up	Completed	2017-06147   bu
1541-43 South Ave	01/06/17	Completed Complaint	Sewer Back Up	Completed	2017-00482   bu
1541-43 South Ave	10/27/17	Completed Complaint	Sewer Back Up	Completed	2017-31358   bu
1541-43 South Ave	06/16/18	Completed Complaint	Sewer Back Up	Completed	2018-18750   bu..saturday 6/16
1541-43 South Ave	02/04/21	Completed Complaint	Sewer Back Up	Completed	2021-03748   SEWER B/U
1541-43 South Ave	11/05/20	Completed Complaint	Sewer Back Up	Completed	2020-24437   SEWER B/U - DISPATCHED TO 51
1541-43 South Ave	02/24/20	Completed Complaint	DeadAnimal in Right ofWay	Completed	2020-26217   DEAD CAT ON THE SNOW BANK
1541-43 South Ave	06/21/12	Completed Complaint	Const/Demo Debris: Req PU	Completed	2012-14297   couch
1541-43 South Ave	06/14/19	Completed Complaint	Complaint Reqst - General	Completed	2019-04560   Failure to apply for Rental Registry
1541-43 South Ave	04/25/18	Completed Complaint	Property Maintenance-Ext	Completed	2018-02938   peeling paint
1541-43 South Ave	10/21/21	Completed Complaint	Property Maintenance-Ext	Completed	2021-22654   T&D

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1541-43 South Ave	01/20/22	Completed Complaint	Property Maintenance-Ext	Completed	2021-24677   T&D
1541-43 South Ave	04/01/21	Completed Complaint	Property Maintenance-Int	Completed	2021-05519   Upstairs (1541) Mice, roaches, cracked windows, non-weatherized windows, two rooms without heat, tub clogged
1541-43 South Ave	02/16/22	Completed Complaint	Property Maintenance-Int	Completed	2021-21009   Apt 2- Mice, roaches, shower in disrepair, bathroom sink clogged, doors throughout the house are in disrepair, windows broken in bedroom and living room
1541-43 South Ave	02/03/21	Completed Complaint	Bulk Household Items	Completed	2021-02680   STAND
1541-43 South Ave	05/16/19	Completed Complaint	Bulk Household Items	Completed	2019-12485   RECLINER AND NIGHTSTAND
1541-43 South Ave	03/29/12	Completed Complaint	Bulk Household Items	Completed	2012-06488   10 bags
1541-43 South Ave	04/12/12	Completed Complaint	Bulk Household Items	Completed	2012-07470   1 chair / extra bags
1541-43 South Ave	04/20/12	Completed Complaint	Bulk Household Items	Completed	2012-08205   3 matt
1541-43 South Ave	05/03/12	Completed Complaint	Bulk Household Items	Completed	2012-09315   dresser/head board
1541-43 South Ave	02/09/12	Completed Complaint	Bulk Household Items	Completed	2012-03086   couch
1541-43 South Ave	06/07/12	Completed Complaint	Bulk Household Items	Completed	2012-12970   extras items- knows limits
1541-43 South Ave	07/17/12	Completed Complaint	Bulk Household Items	Completed	2012-15709   matt/box spr
1541-43 South Ave	05/16/19	Completed Complaint	Metal Household Items	Completed	2019-12486   METAL CABINET
1541-43 South Ave	05/29/19	Completed Complaint	Illegal Trash Set Out	Completed	2019-13638   code violation
1541-43 South Ave	08/03/16	Completed Complaint	Blue Bin: request new BB	Completed	2016-20051   2 blue bins
1541-43 South Ave	03/13/20	Completed Complaint	Trash/Debris-Private, Occ	Completed	2020-02253   TD
1541-43 South Ave	06/18/20	Completed Complaint	Trash/Debris-Private, Occ	Completed	2020-08412   Trash and debris in backyard
1541-43 South Ave	08/28/15	Completed Complaint	Property Maintenance-Int	Completed	2013-05182   2nd flr: no heat in bedrooms & bathroom, lock issues, electrical issues
1541-43 South Ave	03/02/15	Completed Complaint	Property Maintenance-Int	Completed	2013-14192   no water
1541-43 South Ave	05/09/12	Completed Complaint	Property Maintenance-Int	Completed	2012-04992   1st Flr apt: roaches, window, sink

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1541-43 South Ave	04/29/16	Completed Complaint	Bed Bugs	Completed	2012-18641   Bed Bugs as well animal fell thru ceiling
1541-43 South Ave	07/09/12	Completed Complaint	Bed Bugs	Completed	2012-14377   Bed Bug
1541-43 South Ave	06/14/17	Completed Complaint	Infestation	Completed	2012-13302   1st flr: bedbugs
1541-43 South Ave	05/08/17	Completed Complaint	Quad 2 ConstrDebrisPickUp	Completed	2017-08217   quad 2 cd
1541-43 South Ave	07/10/18	Completed Complaint	Lead Violations	Closed - Risk	L00149   Lead Paint Violations/Health
1541-43 South Ave	06/13/18	Completed Complaint	Lead Violations	Closed - Risk	L00178   Lead Paint Violations/Health
1541-43 South Ave	04/15/19	Completed Complaint	Property Maintenance- Int	Owner Compliance	2018-29471   Apt 2: Sewer back up, toliet not secure, roaches, mice, windows broken
1541-43 South Ave	03/31/16	Completed Permit	Electric (Meter Set)	Certificate Issued	23151   electric   Certificate of Completion #23151
1541-43 South Ave	06/27/19	Completed Permit	Electric (Meter Set)	Completed - No	38184   Meter Set  ACCT 1828800461   Completed #38184
1541-43 South Ave	03/13/12	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	03/19/12	Inspection	Complaint Re-Inspection	Fail	
1541-43 South Ave	03/28/12	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	05/07/12	Inspection	Complaint Inspection	No Progress	
1541-43 South Ave	05/09/12	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	06/12/12	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	06/20/12	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	06/26/12	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	07/02/12	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	07/09/12	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	12/06/12	Inspection	Complaint Inspection	No Progress	
1541-43 South Ave	04/15/13	Inspection	Complaint Inspection	No Progress	
1541-43 South Ave	09/26/14	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	11/07/14	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	11/28/14	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	01/01/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	02/13/15	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
1541-43 South Ave	03/27/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	05/08/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	07/10/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	08/28/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	10/09/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	12/04/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	01/29/16	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	02/29/16	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	03/28/16	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	05/27/16	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	05/27/16	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	07/29/16	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	09/23/16	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	11/04/16	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	12/16/16	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	01/26/17	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	03/15/17	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	04/26/17	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	05/22/17	Inspection	Complaint Inspection	No Progress	
1541-43 South Ave	07/03/17	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	06/22/12	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	07/02/12	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	07/09/12	Inspection	Progress Inspection	Pass	
1541-43 South Ave	08/16/12	Inspection	Progress Inspection	Fail	
1541-43 South Ave	08/23/12	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	08/30/12	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	09/06/12	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	09/13/12	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	02/13/13	Inspection	Complaint Re-Inspection	Fail	

City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
1541-43 South Ave	02/20/13	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	02/26/13	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	04/15/13	Inspection	Complaint Inspection	No Progress	
1541-43 South Ave	01/28/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	02/25/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	03/25/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	04/29/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	05/30/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	06/27/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	07/23/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	08/28/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	10/02/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	11/05/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	12/03/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	01/08/15	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	01/21/16	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	02/26/16	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	03/24/16	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	04/29/16	Inspection	Progress Inspection	Pass	
1541-43 South Ave	03/19/13	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	04/10/13	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	04/17/13	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	04/24/13	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	05/29/13	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	08/05/13	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	10/22/13	Inspection	Complaint Inspection	No Progress	
1541-43 South Ave	12/17/13	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	02/18/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	03/25/14	Inspection	Progress Inspection	No Progress	

City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
1541-43 South Ave	04/29/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	06/25/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	07/31/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	08/28/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	10/02/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	11/06/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	12/05/14	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	01/16/15	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	02/13/15	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	03/20/15	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	04/24/15	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	05/21/15	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	06/18/15	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	07/16/15	Inspection	Progress Inspection	No Progress	
1541-43 South Ave	08/28/15	Inspection	Progress Inspection	Pass	
1541-43 South Ave	05/02/13	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	05/20/13	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	03/21/14	Inspection	Complaint Inspection	No Progress	
1541-43 South Ave	04/09/14	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	05/29/14	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	11/05/14	Inspection	Complaint Inspection	No Progress	
1541-43 South Ave	12/26/14	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	03/17/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	04/29/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	06/15/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	09/30/15	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	06/12/13	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	06/20/13	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	07/01/13	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
1541-43 South Ave	06/09/14	Inspection	Complaint Re-Inspection	N/A	
1541-43 South Ave	10/15/13	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	10/21/13	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	10/29/13	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	11/08/13	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	12/30/13	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	01/30/14	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	03/10/14	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	05/13/14	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	07/30/14	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	09/30/14	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	01/30/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	04/27/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	05/08/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	07/30/15	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	09/30/15	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	02/04/20	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	02/12/20	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	03/04/20	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	03/13/20	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	05/21/20	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	05/28/20	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	06/18/20	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	03/15/21	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	03/30/21	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	04/01/21	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	08/24/21	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	09/02/21	Inspection	Complaint Re-Inspection	N/A	
1541-43 South Ave	09/03/21	Inspection	Complaint Re-Inspection	No Progress	



City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
1541-43 South Ave	09/10/21	Inspection	Complaint Re-Inspection	In Progress	
1541-43 South Ave	09/15/21	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	11/12/21	Inspection	Complaint Inspection	N/A	
1541-43 South Ave	11/15/21	Inspection	Complaint Re-Inspection	N/A	
1541-43 South Ave	11/22/21	Inspection	Complaint Re-Inspection	N/A	
1541-43 South Ave	12/06/21	Inspection	Complaint Re-Inspection	N/A	
1541-43 South Ave	12/20/21	Inspection	Complaint Re-Inspection	N/A	
1541-43 South Ave	12/21/21	Inspection	Complaint Inspection	N/A	
1541-43 South Ave	01/20/22	Inspection	Complaint Inspection	N/A	
1541-43 South Ave	01/31/22	Inspection	Complaint Inspection	N/A	
1541-43 South Ave	02/10/22	Inspection	Complaint Re-Inspection	In Progress	
1541-43 South Ave	02/16/22	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	10/05/21	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	10/12/21	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	10/26/21	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	12/28/21	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	01/11/22	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	01/20/22	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	03/11/22	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	03/21/22	Inspection	Complaint Re-Inspection	Fail	
1541-43 South Ave	04/18/22	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	08/24/12	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	08/28/12	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	08/24/12	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	08/28/12	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	03/08/18	Inspection	Complaint Inspection	In Progress	
1541-43 South Ave	04/16/18	Inspection	Complaint Inspection	In Progress	
1541-43 South Ave	05/25/18	Inspection	Complaint Inspection	Pass	
1541-43 South Ave	02/06/18	Inspection	Complaint Inspection	Fail	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1541-43 South Ave	02/27/18	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	04/25/18	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	09/26/18	Inspection	Complaint Inspection	Fail	
1541-43 South Ave	10/10/18	Inspection	Complaint Re-Inspection	In Progress	
1541-43 South Ave	11/08/18	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	11/21/18	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	12/19/18	Inspection	Complaint Re-Inspection	N/A	
1541-43 South Ave	01/07/19	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	02/04/19	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	03/11/19	Inspection	Complaint Inspection	N/A	
1541-43 South Ave	03/13/19	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	04/10/19	Inspection	Complaint Re-Inspection	In Progress	
1541-43 South Ave	04/15/19	Inspection	Complaint Re-Inspection	Pass	
1541-43 South Ave	03/21/19	Inspection	Complaint Inspection	No Progress	
1541-43 South Ave	04/12/19	Inspection	Complaint Re-Inspection	Fail	
1541-43 South Ave	04/22/19	Inspection	Complaint Re-Inspection	No Progress	
1541-43 South Ave	04/29/19	Inspection	Complaint Inspection	No Progress	
1541-43 South Ave	05/13/19	Inspection	Complaint Inspection	No Progress	
1541-43 South Ave	05/23/19	Inspection	Complaint Inspection	In Progress	
1541-43 South Ave	06/13/19	Inspection	Complaint Inspection	Pass	
1541-43 South Ave	03/30/16	Inspection	Inspector Notification	Pass	
1541-43 South Ave	03/30/16	Inspection	Final Inspection	Pass	
1541-43 South Ave	06/25/19	Inspection	Final Inspection	Pass	
1541-43 South Ave	06/15/22	Periodic Inspection	Rental Registry	RR - Owner	
1541-43 South Ave	01/26/17	Periodic Inspection	Rental Registry	Invalid - failed to	
1541-43 South Ave	06/13/19	Periodic Inspection	Rental Registry	RR - Valid/Cert	
1541-43 South Ave	03/30/16	Permit Application	Electric (Meter Set)	Issued	23151   electric
1541-43 South Ave	06/24/19	Permit Application	Electric (Meter Set)	Issued	38184   Meter Set

ACCT 1828800461

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1541-43 South Ave	09/30/24	Project	Resubdivision	Active	R-24-58B   See R-24-58
1541-43 South Ave	05/02/13	Violation	2010 IMC - Section 505.1- General	Open	
1541-43 South Ave	05/02/13	Violation	2010 IMC - Section 107.1.3 - Premises Unfit for Human Occupancy	Open	
1541-43 South Ave	06/12/13	Violation	2010 IMC - Section 505.1- General	Open	
1541-43 South Ave	11/09/20	Violation	SGOC - Section 14-18 - Early or late set out of trash	Open	
1541-43 South Ave	03/15/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1541-43 South Ave	08/24/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1541-43 South Ave	08/24/21	Violation	2020 PMCNYS - Section 309.1 - Infestation	Closed	
1541-43 South Ave	08/24/21	Violation	2020 PMCNYS - Section 304.14 - Insect Screens	Closed	
1541-43 South Ave	08/24/21	Violation	2015 IPMC Section 304.13 Weathertight Window, Door Frames	Closed	
1541-43 South Ave	08/24/21	Violation	2020 PMCNYS- Section 705.1 - Carbon monoxide alarms and detectors	Closed	
1541-43 South Ave	10/05/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1541-43 South Ave	12/28/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1541-43 South Ave	03/11/22	Violation	2020 PMCNYS - Section 302.1 - Sanitation	Closed	
1541-43 South Ave	06/12/13	Violation	2010 IMC - Section 107.4 - Prohibited occupancy	Closed	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1541-43 South Ave	10/15/13	Violation	SPCC - Section 27-23 (e)	Closed	Upholstered Furniture
1541-43 South Ave	02/06/18	Violation	2015 IMPC - 304.2 -	Closed	Protective Treatment
1541-43 South Ave	09/26/18	Violation	2015 IMPC - 305.3 -	Closed	Interior Surfaces
1541-43 South Ave	09/26/18	Violation	2015 IMPC - 304.13.2 -	Closed	Openable Windows
1541-43 South Ave	09/26/18	Violation	2015 IPMC Section	Closed	304.13.1 Glazing
1541-43 South Ave	09/26/18	Violation	2015 IMPC - 305.6 -	Closed	Interior Doors
1541-43 South Ave	09/26/18	Violation	2015 IMPC - 504.1 -	Closed	General
1541-43 South Ave	09/26/18	Violation	2015 IMPC - 704.2.1.1 -	Closed	Group R-1
1541-43 South Ave	09/26/18	Violation	2010 IFC - Section 610.1	Closed	- General
1541-43 South Ave	09/26/18	Violation	2015 IMPC - 309.1 -	Closed	Infestation
1541-43 South Ave	09/26/18	Violation	2015 IMPC - 308.1 -	Closed	Accumulation of Rubbish or Garbage
1541-43 South Ave	03/06/19	Violation	SPCC-Sec. 27-133	Closed	Registration
1541-43 South Ave	02/04/20	Violation	SPCC - Section 27-72 (e)	Closed	-Trash & Debris
1541-43 South Ave	05/21/20	Violation	SPCC - Section 27-72 (e)	Closed	-Trash & Debris
1541-43 South Ave	03/13/12	Violation	2010 IMC - Section	Closed	308.1 - Infestation
1541-43 South Ave	03/13/12	Violation	2010 IMC - Section	Closed	304.13 - Window, skylight and door frames

City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
1541-43 South Ave	03/13/12	Violation	2010 IMC - Section 301.2 - Responsibility	Closed	
1541-43 South Ave	06/12/12	Violation	2010 IMC - Section 308.1 - Infestation	Closed	
1541-43 South Ave	06/22/12	Violation	2010 IMC - Section 308.1 - Infestation	Closed	
1541-43 South Ave	08/16/12	Violation	2010 IMC - Section 308.1 - Infestation	Closed	
1541-43 South Ave	08/16/12	Violation	2010 IMC - Section 305.3 - Interior surfaces	Closed	
1541-43 South Ave	08/16/12	Violation	SPCC - Section 27-74 (c) Screens	Closed	
1541-43 South Ave	08/16/12	Violation	2010 IMC - Section 704.2 - Smoke alarms	Closed	
1541-43 South Ave	03/19/13	Violation	2010 IMC - Section 602.3 - Heat supply	Closed	
1541-43 South Ave	03/19/13	Violation	2010 IMC - Section 605.1 - Installation	Closed	
1541-43 South Ave	03/19/13	Violation	2010 IMC - Section 607.1 - General	Closed	
1541-43 South Ave	05/02/13	Violation	2010 IMC - Section 304.2 - Protective Treatment	Closed	
1541-43 South Ave	05/02/13	Violation	2010 IMC - Section 304.10 - Stairways, decks, porches and balconies	Closed	
1541-43 South Ave	05/02/13	Violation	2010 IMC - Section 304.13.1- Glazing	Closed	
1541-43 South Ave	05/02/13	Violation	2010 IMC - Section 304.15 - Doors	Closed	
1541-43 South Ave	05/02/13	Violation	2010 IMC - Section 304.8 - Decorative features	Closed	

City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
1541-43 South Ave	05/02/13	Violation	2010 IMC - Section 304.7 - Roofs and drainage	Closed	



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: GSPDC  
From: Amber Dillon, Zoning Planner  
Date: 11/5/2024 11:23:35 AM  
Re: Resubdivision R-24-58  
1537-39 South Ave, Syracuse, 13207

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](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Waiting on Board	10/28/2024	Amber Dillon	On 11/12 CPC agenda
Eng. Mapping - Zoning	Approved	10/11/2024	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# 305
Eng. Mapping - Zoning	Conditionally Approved	10/11/2024	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# 305
Finance - Zoning	Internal Review Complete	10/01/2024	Veronica Voss	1537-39 South Ave is GSPDC, no taxes are due; 1541-43 South Ave is due for October CS & CO.
Eng. Design & Cons. - Zoning	Conditionally Approved	10/10/2024	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Eng Sewers- Zoning	Internal Review Complete	10/10/2024	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 Stormwater (SWPPP)- Zoning	Internal Review Complete	10/10/2024	Romeo Kpolo	Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting

adjacent properties or the City R.O.W.  
A Stormwater Pollution Prevention Plan (SWPPP) is  
required for review if the total soil disturbance is greater  
than 10,000sf.

Planning Commission	Waiting on Board	10/28/2024	Amber Dillon	
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