



**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

<i><b>SP-24-16</b></i>	<i><b>Staff Report – August 19, 2024</b></i>
<i><b>Application Type:</b></i>	Special Use Permit for “Food and Beverage, Retail” use
<i><b>Project Address:</b></i>	1017 Butternut St. (Tax Map ID: 009.-22-19.0)
<i><b>Summary of Proposed Action:</b></i>	<p>The owner proposes to open a convenience store "Alex Market" by converting the first story of a garage into a commercial storefront for the food and beverage retail use. There are no plans to alter the existing three dwelling units on the second story. The proposed products include snacks, beverages, house items, over-the-counter medicine, and tobacco products. An ATM will be provided on the premises.</p> <p>The proposed operation hour is from 7 am - 11 pm</p> <p>Lot size: 2,530 SF/0.058 Acre</p> <p>Gross floor Area of proposed retail space: 596 SF</p>
<i><b>Owner/Applicant</b></i>	Gelare Majidzadeh,(Owner/Applicant)
<i><b>Existing Zone District:</b></i>	MX-2 Neighborhood Center, MX-2 Zone District
<i><b>Surrounding Zone Districts:</b></i>	The neighboring properties to the south and east are located in the MX-2 Zone District, to the west are located in the Low Density Residential, R2 Zone District, and to the north are located in the Urban Neighborhood, MX-1 Zone District.
<i><b>Companion Application(s)</b></i>	<b>MiSPR-24-52 (Minor Site Plan Review):</b> to establish a new convenience store in a tenant space.
<i><b>Scope of Work:</b></i>	The scope of work includes: 1) Interior construction of adding coolers, shelves, an ATM, an ice cream freezer, a cashier counter, and a powder room (only a toilet and a sink); and 2) Exterior façade alterations on the ground floor façade to demolish the garage doors into a two bay window storefront that consists of metal studs, double sill plate, and 5/8” gypsum boards.
<i><b>Staff Analysis:</b></i>	<p><b>Factors:</b></p> <ul style="list-style-type: none"> <li>- The subject property is a legal three-unit dwelling on the second floor and a garage on the ground floor. Prior to the application, the property was cited by the Code Enforcement Department for an illegal convenience store without a Special Use Permit approval.</li> <li>- Applicant does not propose to create any parking spaces, since the site (lot size 2,530 SF) does not have sufficient space to provide parking. Pursuant to Rezone, Art. 4, Sec. 4.4 B.(3)b, a lot less than 5,000 SF is exempt from the provision of off-street parking spaces. Furthermore, there is a variance (V-90-70) on file that waived the parking requirements.</li> <li>- The building encroaches into the ROW 4 feet to the north and 0.6 feet to the south, therefore any signage, or facade work, would also require an encroachment waiver. The subject lot width does not conform to the minimum width requirement (50 feet) for mix-use purposes, pursuant to Rezone, Art. 2, Sec. 2.8B.</li> </ul>

	<p><b><u>Recommended conditions if approved:</u></b></p> <ul style="list-style-type: none"> <li>- The Applicant must receive a Certificate of Use Business License from the City of Syracuse.</li> <li>- If the applicant proposes to sell alcohol, they will need to obtain a liquor license from the State Liquor Authority.</li> <li>- No beer and/or wine sales are allowed for consumption on the premises, but beer and/or wine sales for consumption off the premises is permitted.</li> <li>- No drive-through /drop-off windows are allowed.</li> <li>- Operation Hour shall be limited from 7 am - 11 pm</li> <li>- No cooked food shall be sold, any pertinent changes need approval from the Office of Zoning Administration.</li> </ul>
<p><b><i>Zoning Procedural History:</i></b></p>	<ul style="list-style-type: none"> <li>- 09/20/2012   V-90-70M1   Variance Modification to establish an additional fourth residential unit in an existing three residential units   Denied</li> <li>- 06/21/2004   SP-04-10  Special Use Permit to establish a restaurant   Denied</li> <li>- 10/04/1990   V-90-70   Use Variance to convert two residential units to three residential units.   Approved</li> </ul>
<p><b><i>Summary of Zoning History:</i></b></p>	<p>The subject building has been legally established for three residential units via the Use Variance V-90-70 approved in 1990. Previous denied Variance modification and Special Use Permit of a restaurant haven't changed land use at the property with 3 residential units.</p>
<p><b><i>Code Enforcement History:</i></b></p>	<p>See attached code enforcement history.</p>
<p><b><i>Summary of Changes:</i></b></p>	<p>This is not a continued application.</p>
<p><b><i>Property Characteristics:</i></b></p>	<p><b><u>Existing property characteristics:</u></b>          The lot is a trapezoid-shaped lot with 36.5 feet of frontage on Butternut Street, thence extends 59.1 feet along the northernly property line, 40.18 feet along the westerly property line, and 77.94 feet along the southernly property line</p> <p>There will be no changes to the property lines or the structural and impervious surface coverage.</p> <p>The total lot size will be 2,530 SF/0.058 Acres.</p> <p>The existing building is 1,460.12 SF covering 57.7% of the lot size.</p>
<p><b><i>SEQR Determination:</i></b></p>	<p>Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.</p>
<p><b><i>Onondaga County Planning Board Referral:</i></b></p>	<p>Pursuant to GML §239-1, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board to review.</p>

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

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Property Survey on Part of Block 112, Syracuse, Known as No. 1017 Butternut Street, City of Syracuse, County Of Onondaga, State of New York; Licensed Land Surveyor: Michael J. McCully; Michael J. McCully Surveying, PLLC.; Dated: 08/19/2023; Scale: 1"=20'.
- Floor Plan (1017 Butternut Street). Scale: 1/8"=1'

**SP-24-16**

- Elevation Plan- 1017 Butternut Renovation Window Detail. (Section 1-3)
- Copies of Certificate of Authority & Retail Dealer Certificate of Registration for Cigarettes and Tobacco Products

**Attachments:**

Special Use Permit Application

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments (refer to SP-24-16)

**Context Maps:**

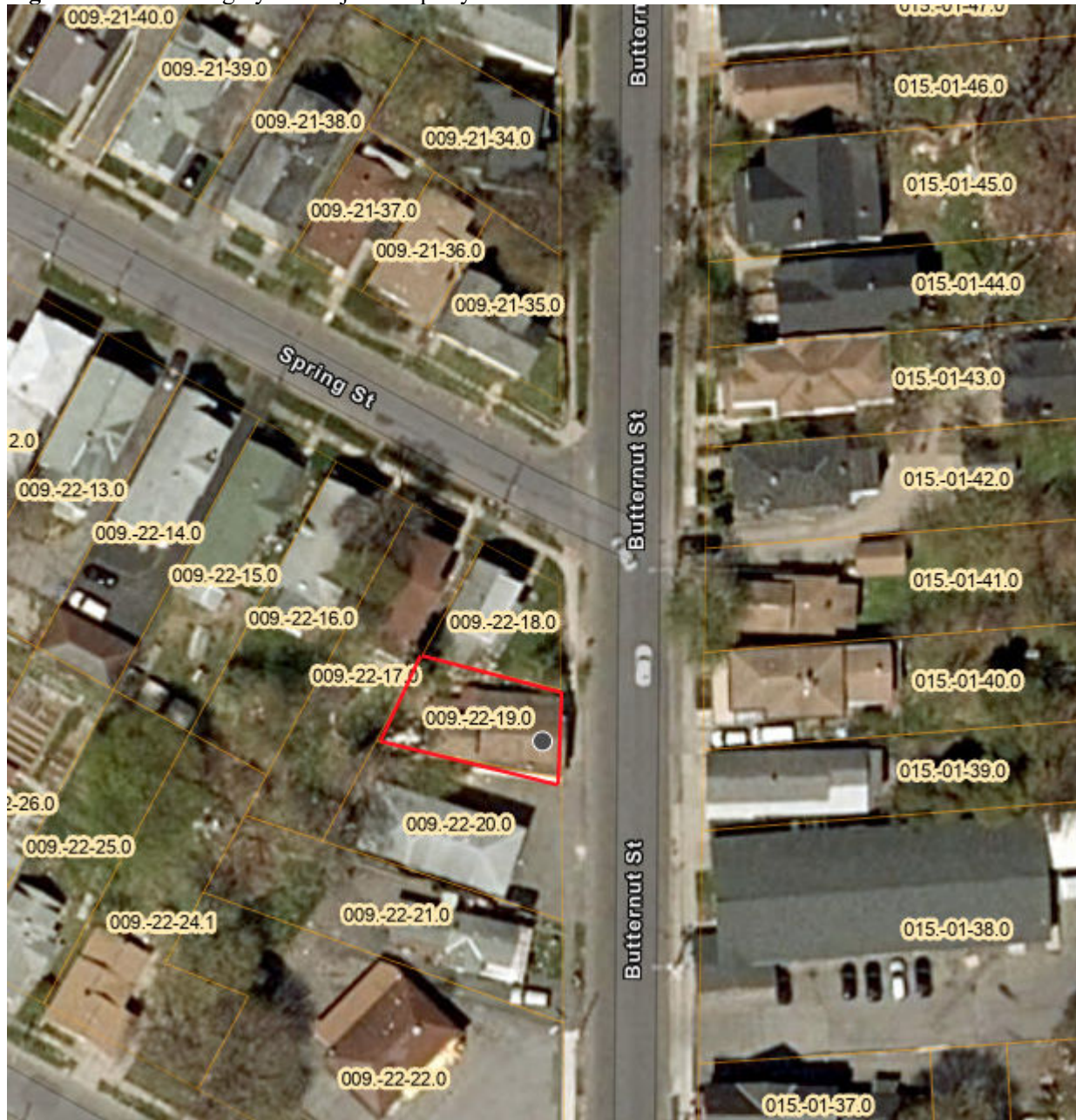
**Figure 1: Zone District of Subject Property**



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: Ononda County GIS On The Web: <https://spatial.vhb.com/onondaga/>



## Special Use Permit Application



**For Office Use Only**

Zoning District: \_\_\_\_\_

Application Number: SP- \_\_\_\_\_ - \_\_\_\_\_

Date: \_\_\_\_\_

Office of Zoning Administration  
 One Park Place, 300 S State St,  
 Suite 700  
 Syracuse, NY 13202  
 Phone: (315) 448-8640  
 Email: zoning@syr.gov.net

### Special Use Permit Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

### General Project Information

Business/project name: Alex Market Incorporated		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 1017 Butternut St. Syracuse, NY		
Lot numbers: 009.-22-19.0	Block number: _____	Property Number 313005600
Lot size (sq. ft.) 2,530		
Current use of property: 3 Residential Units + 1 Store	Proposed: 3 Resi + 1 Store	
Current number of dwelling units (if applicable): 3	Proposed: 3	
Current hours of operation (if applicable): -	Proposed: 7am-11pm	
Current onsite parking (if applicable): 0	Proposed: 0	
Zoning (base and any overlay) of property: MX-2		
Companion zoning applications (if applicable, list any related zoning applications):		
Has the owner obtained a certificate of use: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size:	Type:	Location:
Size:	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary): The proposed project involves establishing a new convenience store at 1017 Butternut Street, strategically located to serve the local community. The store will provide easy access to a wide range of essential goods and services, including groceries, snacks, beverages, personal care products, household essentials, over-the-counter medications, and tobacco products. It aims to meet the immediate needs of residents and commuters by offering extended and flexible operating hours.		

Special Use Permit Application



Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov.net

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.
Print owner's name: City Living LLC / Gelare MAjdzadeh - Ali Mehmani
Signature: [Handwritten Signature] Date: July 15, 2024
Mailing address: 217 E 70th ST , Unit 520, New York, NY, 10021
Print authorized agent's name: Gelare Majdzadeh Date: July 15, 2024
Signature: [Handwritten Signature]
Mailing address: 217 E 70th ST , Unit 520, New York, NY, 10021
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

Required Submittal Sheet

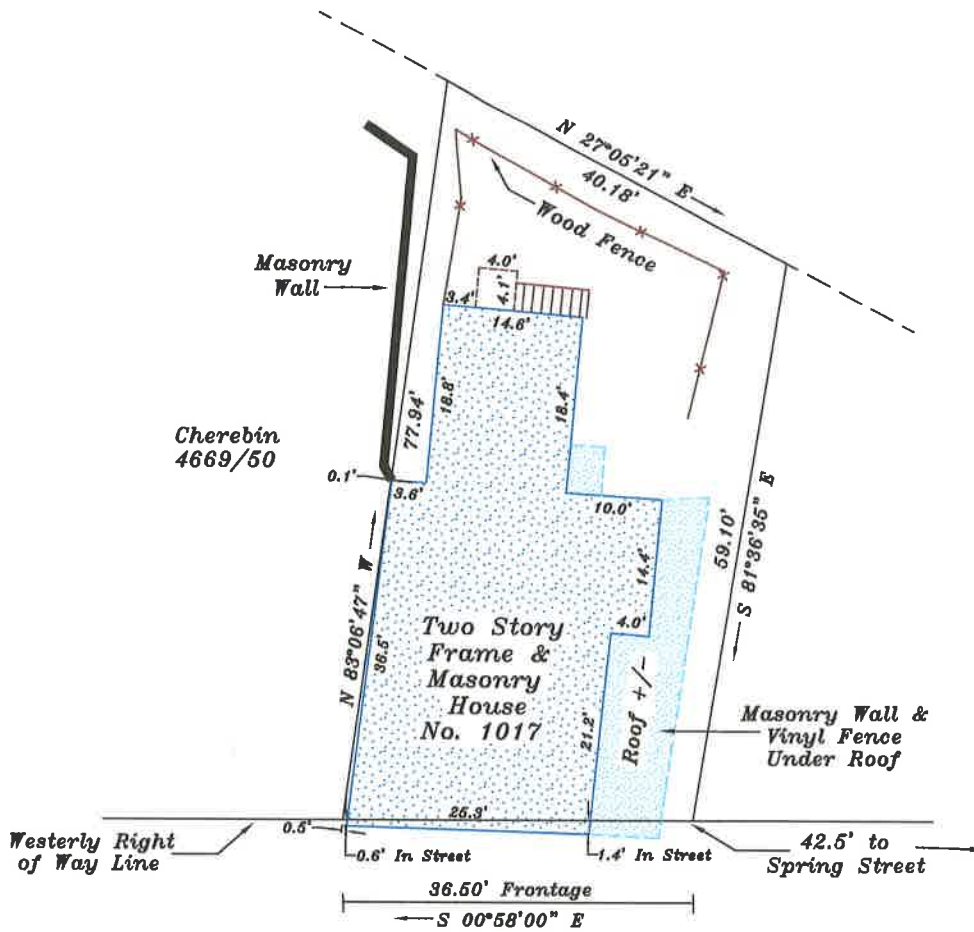
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each 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
Photographs (Color) of the Project Site - keyed to a property survey or site plan
Photographs (Color) of the Streetscape - including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
Application Fee - \$0

Please submit three full sized and one no larger than 11x17" of all of the plans listed below (all plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below):

- As Built Property Survey(s) of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (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 including:



# Butternut Street

Date of Fieldwork: 08-14-23  
 Tax Id#: 9-2-19  
 Deed: 2021/6648  
 Abstract: Not Provided

**Michael J. McCully**  
 Land Surveying PLLC  
 5875 Fieldstone Drive  
 Cazenovia New York 13035  
 Phone : (315) 815-5034



Location Survey on Part of Block  
 112 - Syracuse.

I hereby certify that this map was made from  
 an actual survey and same is correct.

Known as No. 1017 Butternut Street,  
 City of Syracuse, County of  
 Onondaga, State of New York.

Drawn by: MJM

Scale: 1" = 20'

Date(s): 08-19-23

M.J. McCully

NYSLS 50696

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 whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2023, Michael J. McCully Land Surveying, all rights reserved.



Subject

R2

R2

MX-1

GHILAND ST

SPRING ST

R2

R2

MX-2

R2

R2

R2

CARBON ST

R2

S CARBON ST

HIER

F



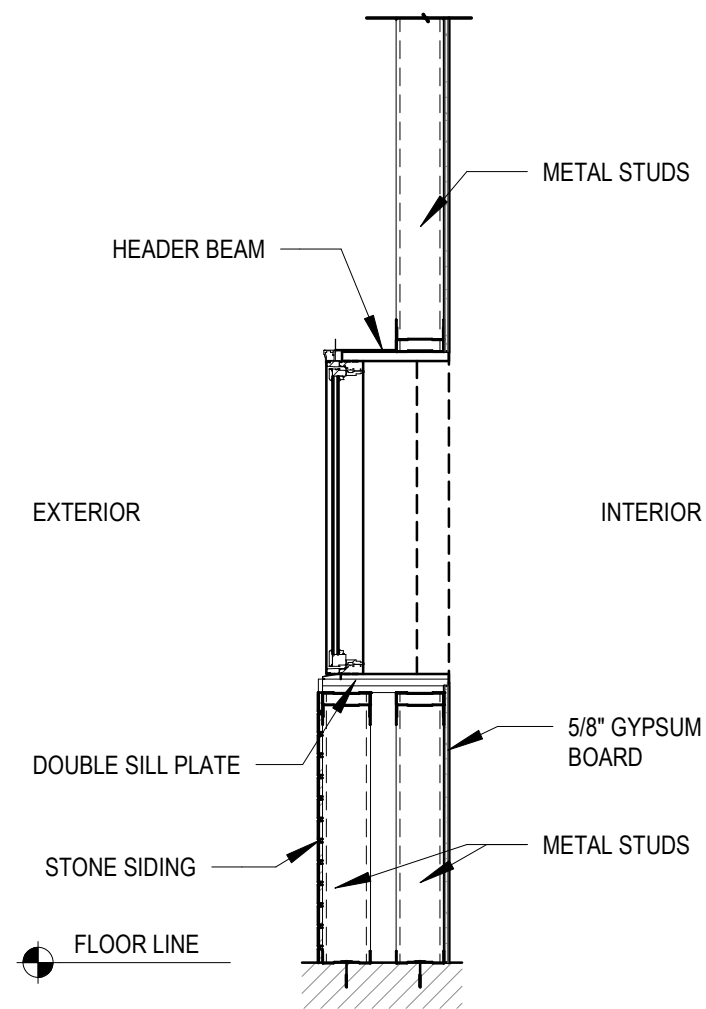
**BUTTERNUT STREET LOOKING NORTH**



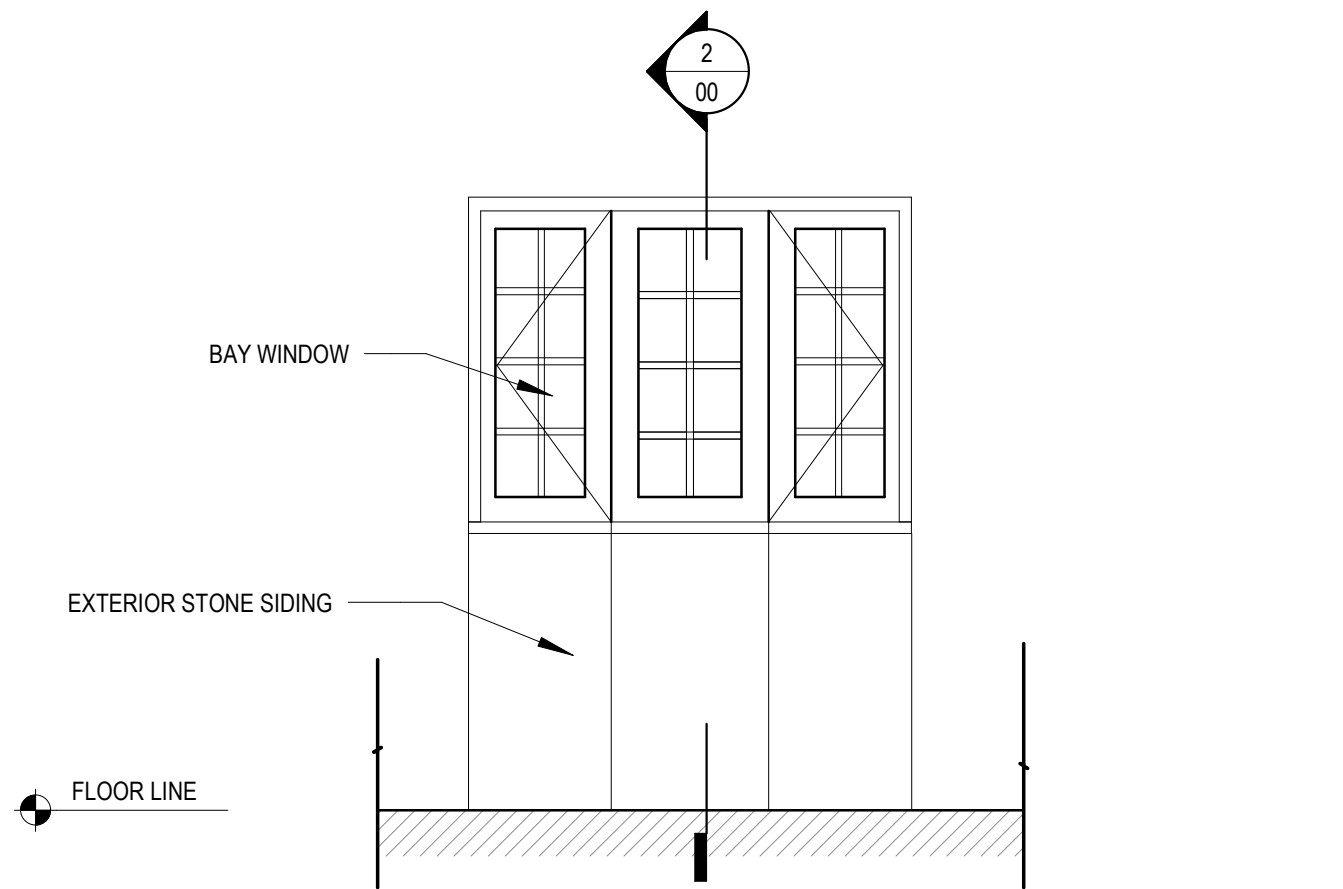
**BUTTERNUT STREET LOOKING SOUTH**



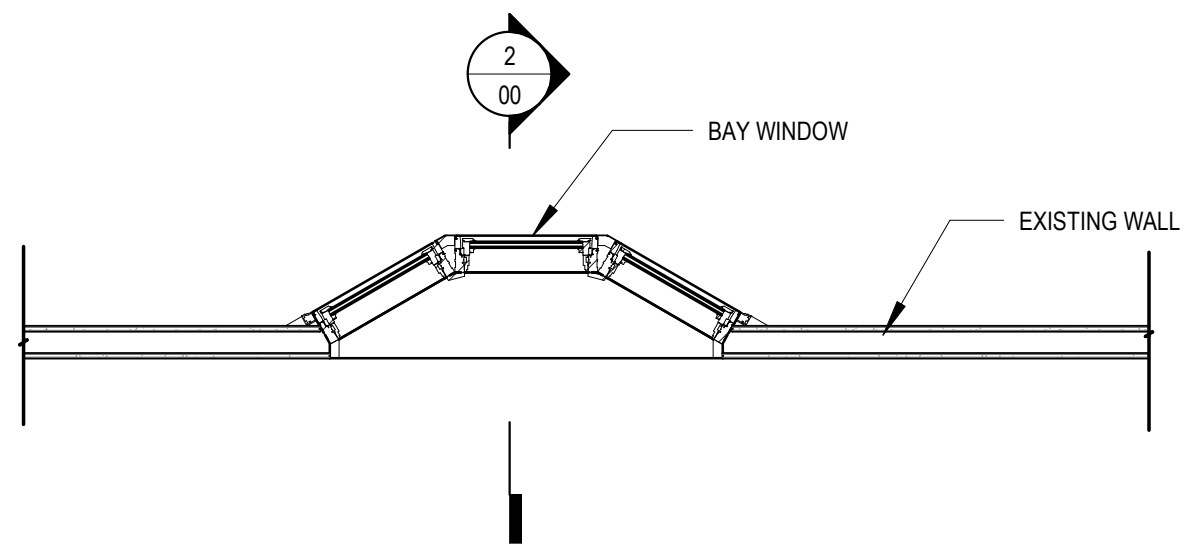




**2 WINDOW SECTION**  
1/2" = 1'-0"

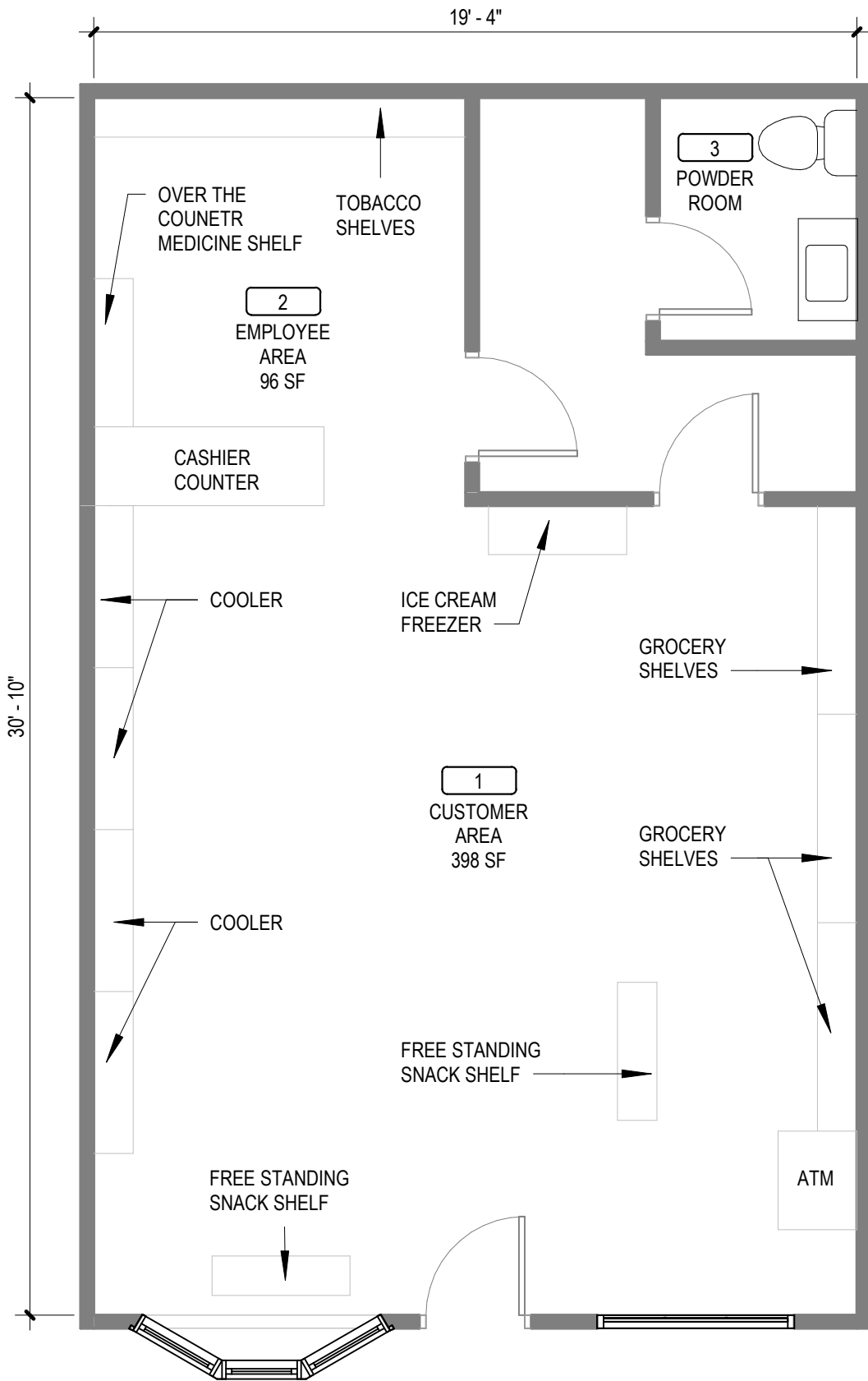


**3 WINDOW ELEVATION**  
1/2" = 1'-0"



**1 WINDOW DETAIL - PLAN VIEW - FIRST FLOOR**  
1/2" = 1'-0"

1017 BUTTERNUT RENOVATION - WINDOW DETAIL



1 1017 BUTTERNUT STREET

1/4" = 1'-0"



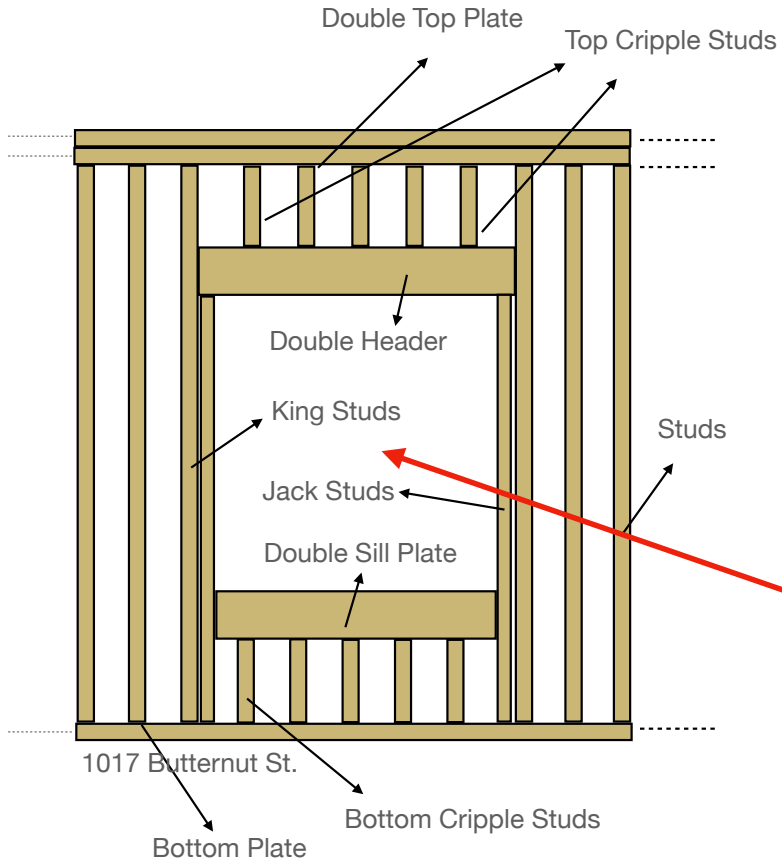
**EAST AND SOUTH ELEVATIONS**



**SOUTH ELEVATION**



1017 Butternut Street  
Project : Changing the Exterior Window





# Certificate of Authority

Identification number

**99-1234605**

*(Use this number on all returns and correspondence)*



**VALIDATED**

**2/21/2024**

Dept of Tax  
and Finance

ALEX MARKET INCORPORATED  
ALEX MARKET INCORPORATED  
1017 BUTTERNUT STREET  
SYRACUSE NY 13208

is authorized to collect sales and use taxes under Articles 28 and 29 of the New York State Tax Law.

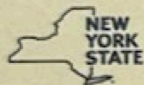
**Nontransferable**

This certificate must be prominently displayed at your place of business.  
Fraudulent or other improper use of this certificate will cause it to be revoked.  
The certificate may not be photocopied or reproduced.

4020109100098

1DB8 - 0530635 P0000312 - 01

DTF-17-A (11/14)



Department of  
Taxation and Finance

Office of Processing and Taxpayer Services  
W A Harriman Campus, Albany NY 12227

## Retail Dealer Certificate of Registration for Cigarettes and Tobacco Products

Sequence number 0

Identification number

99-1234605

**Expires 12/31 2024**

Use this number on all returns  
and correspondence

ALEX MARKET INCORPORATED  
ALEX MARKET INCORPORATED  
1017 BUTTERNUT STREET  
SYRACUSE NY 13208

VALIDATED

SALES TAX  
DEPT OF TAX AND  
FINANCE

**3/5/2024**

Nontransferable

is authorized to make retail sales of cigarettes and tobacco products.  
This certificate may not be photocopied or reproduced and is valid for this location only.

DTF-720 (10/12)

1DB7 - 0660635 P0000023 - 01

# 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><u>Part 1 – Project and Sponsor Information</u></b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u> _____ acres			
b. <u>Total acreage to be physically disturbed?</u> _____ acres			
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> _____ acres			
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
<input 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			



5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u> b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input 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?  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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>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?</u> b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site</u> Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban    Suburban	
15. <u>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?</u>	NO YES <input type="checkbox"/> <input type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	NO YES <input type="checkbox"/> <input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> 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 type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <div style="background-color: #cccccc; height: 40px;"></div>
18. <u>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)?</u> If Yes, explain the purpose and size of the impoundment: _____ _____	NO YES <input type="checkbox"/> <input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: _____ _____	NO YES <input type="checkbox"/> <input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe: _____ _____	NO YES <input type="checkbox"/> <input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p><u>Signature</u> <u>Gelack</u> Title: _____</p>	

**Parcel History**

01/01/1900 - 08/12/2024

Tax Map #: 009.-22-19.0

Owners: City Living, LLC

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1017 Butternut St	07/18/12	Permit Application	Com. Reno/Rem/Chg Occ	Issued	07446   Remove/replace sheetrock & studs on first floor/base ment; Place new 3.5" steel studs at 16" oc out from existing block wall to allow for R-20 insulation and sheetrock. Replace ceiling tiles with 5/8" firerock, fire caulked and sealed. Area is for storage only. Replace railing on exterior stairs.
1017 Butternut St	08/22/12	Inspection	Initial Inspection	In Progress	
1017 Butternut St	08/29/12	Inspection	Progress Inspection	No Progress	
1017 Butternut St	09/07/12	Inspection	Progress Inspection	N/A	
1017 Butternut St	09/21/12	Inspection	Progress Inspection	In Progress	
1017 Butternut St	09/28/12	Inspection	Progress Inspection	In Progress	
1017 Butternut St	10/02/12	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	07446   Remove/replace sheetrock & studs on first floor/base ment; Place new 3.5" steel studs at 16" oc out from existing block wall to allow for R-20 insulation and sheetrock. Replace ceiling tiles with 5/8" firerock, fire caulked and sealed. Area is for storage only. Replace railing on exterior stairs.   Certificate of Completion #07446
1017 Butternut St	10/29/12	Periodic Inspection	C of C	CC - Valid/Cert	
1017 Butternut St	03/08/16	Inspection	Complaint Inspection	Fail	
1017 Butternut St	03/09/16	Violation	2010 IMC - Section 705.1 - General	Closed	
1017 Butternut St	03/09/16	Violation	2010 IMC - Section 704.2 - Smoke alarms	Closed	
1017 Butternut St	03/09/16	Violation	2010 IMC - Section 601.2 - Responsibility	Closed	
1017 Butternut St	03/09/16	Violation	2010 IMC - Section 305.3 - Interior surfaces	Closed	
1017 Butternut St	03/09/16	Violation	SPCC - Section 27-57 (a) (19) - Switch/Outlet is Damaged/ Unserviceable	Closed	
1017 Butternut St	03/09/16	Violation	2010 IMC - Section 504.1 - General	Closed	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1017 Butternut St	03/09/16	Violation	2010 IMC - Section 305.4 - Stairs and walking surfaces	Closed	
1017 Butternut St	03/09/16	Violation	2010 IMC - Section 308.1 - Infestation	Closed	
1017 Butternut St	03/09/16	Violation	SPCC - Section 27-11 (c) (5) Owner responsibilities	Closed	
1017 Butternut St	03/21/16	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	03/29/16	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	04/22/16	Inspection	Complaint Re-Inspection	Pass	
1017 Butternut St	04/25/16	Completed Complaint	Property Maintenance-Int	Completed	2016-04892   Apt 3: Light fixtures not working in bedroom, no heat, shower doesnt have cold water, bathroom floor tile broken, floor in kitchen not layed properly, no smoke detectors, no carbon monoxide detectors, mice, front door broken, bubble in kitchen ceiling.
1017 Butternut St	05/06/16	Periodic Inspection	Smoke Certification	SC - Issued	
1017 Butternut St	06/01/16	Completed Complaint	Illegal Trash Set Out	Completed	2016-14487   code violation
1017 Butternut St	11/23/16	Inspection	Complaint Inspection	N/A	
1017 Butternut St	11/30/16	Completed Complaint	Bed Bugs	Completed	2016-32490   bedbugs
1017 Butternut St	11/30/16	Inspection	Complaint Re-Inspection	Pass	
1017 Butternut St	02/26/19	Completed Complaint	Illegal TV Set Out	Completed	2019-03950   code violation & Illegal tv setout
1017 Butternut St	07/31/19	Completed Complaint	Property Maintenance-Int	Completed	2019-20894   Apt #4 - Smells sewage in the air (Potential sewage backup, but no access to the basement), can't flush toilet properly without using a plunger everytime, stairs are unstable an in dry rot state, door locks are wiggly, hot water issues, fridge in disrepair, 1 screen is missing, stove in disrepair, outside steps in disrepair, there is only 1 trash can for 4 tenants.
1017 Butternut St	07/31/19	Inspection	Complaint Inspection	N/A	
1017 Butternut St	02/10/20	Completed Complaint	CleanUp Rqst: Public Prop	Completed	2017-18503   litter
1017 Butternut St	04/24/20	Completed Complaint	Catch Basin: Clean	Admin-Closed	2017-18505   cb clogged



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1017 Butternut St	08/04/20	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
1017 Butternut St	08/04/20	Inspection	Complaint Inspection	Fail	
1017 Butternut St	08/24/20	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	08/28/20	Completed Complaint	Smoke Alarm Certification	Completed	2020-13305
1017 Butternut St	08/28/20	Inspection	Complaint Re-Inspection	Pass	
1017 Butternut St	06/30/21	Inspection	Complaint Inspection	Pass	
1017 Butternut St	07/06/21	Inspection	Complaint Inspection	N/A	
1017 Butternut St	07/07/21	Inspection	Complaint Inspection	Fail	
1017 Butternut St	07/08/21	Completed Complaint	Property Maintenance- Ext	Completed	2021-15318   work without permit being done on garage door.
1017 Butternut St	07/08/21	Violation	Section 105.2 Building Permits	Closed	
1017 Butternut St	07/13/21	Inspection	Complaint Inspection	N/A	
1017 Butternut St	07/15/21	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	07/16/21	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	07/20/21	Inspection	Complaint Inspection	N/A	
1017 Butternut St	07/30/21	Completed Complaint	Property Maintenance- Int	Completed	2021-18492   Apt 4- No electricity, toilet leaking , broken window, stairs in disrepair
1017 Butternut St	07/30/21	Inspection	Complaint Re-Inspection	N/A	
1017 Butternut St	08/06/21	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	08/09/21	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	08/12/21	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	08/24/21	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
1017 Butternut St	08/30/21	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	09/13/21	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	09/28/21	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	10/04/21	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	10/26/21	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1017 Butternut St	10/28/21	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	11/16/21	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	11/18/21	Complaint	Certificate of Compliance	x Issued	2021-23930   Certificate of Compliance, 3 apts
1017 Butternut St	11/18/21	Violation	SPCC SEC. 27-15	Open	
1017 Butternut St	11/29/21	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	12/16/21	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	01/10/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	01/13/22	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	01/24/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	02/03/22	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	02/10/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	02/15/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	03/02/22	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	03/08/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	03/11/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	03/31/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	04/05/22	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	04/12/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	04/25/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	05/05/22	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	05/12/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	05/24/22	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	05/31/22	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	06/13/22	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	06/13/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	06/22/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	07/14/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	07/15/22	Inspection	Complaint Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1017 Butternut St	08/05/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	08/10/22	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	08/11/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	09/01/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	09/01/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	09/14/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	09/23/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	09/23/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	10/14/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	10/17/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	10/17/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	11/08/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	11/08/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	11/15/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	11/30/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	12/15/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	12/23/22	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	01/16/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	01/18/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	02/01/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	02/13/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	03/02/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	03/07/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	03/24/23	Inspection	BAA - 1st Ticket Plea	Hear Rqst: Not	
1017 Butternut St	03/28/23	Inspection	BAA - 1st Ticket Hearing	TicketWaived	
1017 Butternut St	03/29/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	04/10/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	04/20/23	Inspection	Complaint Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1017 Butternut St	04/28/23	Inspection	BAA - Hearing 30 Day Deadline	Default	
1017 Butternut St	05/12/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	05/18/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	05/19/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	06/01/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	06/05/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	06/12/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	06/27/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	07/04/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	07/05/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	07/19/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	07/27/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	07/31/23	Inspection	Complaint Re-Inspection	No Progress	
1017 Butternut St	08/10/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	08/15/23	Completed Complaint	Smoke Alarm Certification	Completed	2023-05724
1017 Butternut St	08/15/23	Completed Complaint	Smoke Alarm Certification	Completed	2021-18532
1017 Butternut St	08/18/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	08/31/23	Permit Application	Encroach (Deminimus)	Issued	PC-0465-23   Attorney Ronda T. Akl of Ronda T. Akl & Associates, PLLC and on behalf of the property owner of 1017 Butternut St. requested the attached law letter, for the building encroachment with dimensions of the encroachment into the Butternut St ROW being 25.3' x 0.6'-1.4'
1017 Butternut St	08/31/23	Permit	Encroach (Deminimus)	Open	PC-0465-23   Attorney Ronda T. Akl of Ronda T. Akl & Associates, PLLC and on behalf of the property owner of 1017 Butternut St. requested the attached law letter, for the building encroachment with dimensions of the encroachment into the Butternut St ROW being 25.3' x 0.6'-1.4'   Expires 08/31/2024
1017 Butternut St	09/06/23	Inspection	Complaint Inspection	Pass	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1017 Butternut St	09/11/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	10/03/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	10/25/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	10/30/23	Inspection	Complaint Inspection	Pass	
1017 Butternut St	11/16/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	11/22/23	Inspection	Complaint Inspection	Pass	
1017 Butternut St	12/11/23	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	12/14/23	Inspection	Complaint Inspection	Pass	
1017 Butternut St	01/02/24	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	01/24/24	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	02/09/24	Inspection	Complaint Inspection	Pass	
1017 Butternut St	02/12/24	Inspection	Complaint Inspection	Pass	
1017 Butternut St	02/14/24	Completed Complaint	Property Maintenance-Ext	Resolved	2021-18949
1017 Butternut St	02/14/24	Inspection	Complaint Inspection	Pass	
1017 Butternut St	02/15/24	Inspection	Complaint Inspection	Pass	
1017 Butternut St	02/16/24	Completed Complaint	Property Maintenance-Int	Completed	2024-00807   no heat no hot water. since 2/14/24
1017 Butternut St	03/11/24	Inspection	Complaint Inspection	Fail	
1017 Butternut St	03/11/24	Violation	2020 PMCNYS - Section 505.4 - Water heating facilities	Closed	
1017 Butternut St	03/27/24	Inspection	Complaint Inspection	Pass	
1017 Butternut St	03/28/24	Completed Complaint	Property Maintenance-Int	Completed	2024-01454   Alyssa Raymond states there is no No Hot Water At the Premise.
1017 Butternut St	04/29/24	Complaint	Cert of Use - Food Store	x Denied	CU2024-0105   Alex Market
1017 Butternut St	06/27/24	Complaint	Property Maintenance-Ext	Open	TL-2024-0143   Alex Market- FTO
1017 Butternut St	06/27/24	Violation	SGOC - Section 16-15(a) Failure to Obtain	Open	
1017 Butternut St	06/27/24	Complaint	Cert of Use - Food Store	Open	CU2024-0142   Illegal Store

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1017 Butternut St	06/27/24	Violation	SPCC - C of U - Sec 27-164 (A)	Open	
1017 Butternut St	06/27/24	Violation	SPCC - C of U - Sec. 27-164 (B)	Open	
1017 Butternut St	06/27/24	Violation	SPCC - C of U - Sec. 27-164 (C)	Open	
1017 Butternut St	06/27/24	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Open	
1017 Butternut St	06/27/24	Violation	2020 PMCNYS - Section 107.1.4 - Unlawful Structures	Open	
1017 Butternut St	07/15/24	Inspection	Complaint Inspection	Fail	
1017 Butternut St	07/17/24	Inspection	Complaint Inspection	Fail	
1017 Butternut St	07/18/24	Inspection	Complaint Inspection	<None>	
1017 Butternut St	07/19/24	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	07/22/24	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	07/23/24	Complaint	Property Maintenance-Int	Open	2024-05706   Apt 2 Cockroaches and mice Outlets spark / dangerous.
1017 Butternut St	07/23/24	Inspection	Complaint Inspection	No Progress	
1017 Butternut St	07/25/24	Inspection	Complaint Inspection	N/A	
1017 Butternut St	07/30/24	Inspection	Complaint Inspection	Fail	
1017 Butternut St	07/30/24	Violation	2020 PMCNYS - Section 309.1 - Infestation	Open	
1017 Butternut St	07/30/24	Violation	2020 PMCNYS - Section 605.1 - Installation	Open	
1017 Butternut St	07/30/24	Violation	2020 PMCNYS - Section 605.1 - Installation	Open	
1017 Butternut St	07/30/24	Violation	2020 PMCNYS - Section 305.4 - Stairs and Walking Surfaces	Open	

City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
1017 Butternut St	07/30/24	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Open	
1017 Butternut St	07/30/24	Violation	2020 PMCNYS - Section 304.15 - Doors	Open	
1017 Butternut St	07/30/24	Violation	2020 PMCNYS - Section 304.19 - Gates	Open	
1017 Butternut St	08/01/24	Inspection	Codes - Licensing	<None>	
1017 Butternut St	08/12/24	Inspection	Complaint Inspection	No Progress	

Project: SP-24-16

Date: 8/16/2024

## *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:	SP-24-16
Date:	8/19/2024

### *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.	
City of Syracuse City Planning Commission	8/19/2024
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**



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: City Living, LLC  
From: Haohui Pan, Zoning Planner  
Date: 8/12/2024 3:42:14 PM  
Re: SP - Other SP-24-16  
1017 Butternut St, 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](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Planning Commission	Pending	07/24/2024		
Finance - Zoning	Internal Review Complete	07/25/2024	Veronica Voss	1017 Butternut is past due for County 24 taxes totalling \$999.94 and owes July CS \$612.14.
Engineering - Design & Construction	Conditionally Approved	07/29/2024	Mirza Malkoc	<ul style="list-style-type: none"> <li>All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications.</li> <li>Complete set of the stamped engineering site plans with specific details shall be submitted for review.</li> <li>The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan &amp; details for review.</li> <li>Onondaga County Plumbing Control shall review and approve the plans as well.</li> </ul>
Engineering - Stormwater (SWPPP)	Conditionally Approved	07/29/2024	Mirza Malkoc	<ul style="list-style-type: none"> <li>All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications.</li> <li>Complete set of the stamped engineering site plans with specific details shall be submitted for review.</li> <li>The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan &amp; details for review.</li> <li>Onondaga County Plumbing Control shall review and approve the plans as well.</li> </ul>
Engineering - Sewers	Conditionally Approved	07/29/2024	Mirza Malkoc	<ul style="list-style-type: none"> <li>All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications.</li> <li>Complete set of the stamped engineering site plans with specific details shall be submitted for review.</li> </ul>

- The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review.
- Onondaga County Plumbing Control shall review and approve the plans as well.

Common Council	Pending	07/24/2024		
Zoning Planner	On Hold	08/02/2024	Haohui Pan	Pending approval from CPC, and common council
Fire Prevention - Zoning	Conditionally Approved	08/05/2024	Elton Davis	Construction, alteration, or demolition shall adhere to applicable sections of the 2020 FCNYS and the 2020 BCNYS.
Water Engineering	Conditionally Approved	08/07/2024	Kim Kelchner	08/07/2024 CONDITIONALLY APPROVED: COMMERCIAL PROPERTY REQUIRES THE COMPLETION OF THE CROSS CONNECTION CONTROL PLAN FOR BACK FLOW PREVENTERS. SUBMIT CCCP TO Kkelchner@syr.gov RPZ NEEDS TO BE INSTALLED. note: existing water is only a 1 inch copper.
Engineering - Mapping	Conditionally Approved	07/30/2024	Ray Wills	The building itself encroaches into the ROW, therefore any signage, facade work, etc, would also require at the minimum a waiver of encroachment. No issue with the proposed zoning use change.