

COMMON COUNCIL
of the
CITY OF SYRACUSE

(12/23)

REGULAR MEETING – DECEMBER 23, 2024

1:00 P.M.

1. *Pledge of Allegiance to the Flag – (Led by the Hon. Patrick Hogan, President Pro-Tempore of the Syracuse Common Council)*
2. *Invocation – (Led by Rev. Grace Kelley Neal, Bethany Baptist Church, Syracuse, New York)*
3. *Roll Call – (All Present – 9)*
4. *Minutes – December 9, 2024 – (Adopted 9 – 0)*
5. *Public Hearing – Relative to Item #28, “Advertise Public Hearing – Relative to authorizing the revocation of a Special Use Permit granted to 623-625 Wolf Street. The property has been the subject of a recent bout of documented criminal activity, detailed in the Exhibit “A” Report, which violates the terms of the Special Use Permit. (Public Hearing was held on Wednesday, December 18, 2024, at 5:00 PM).” (APPEARANCES: Zhitong Wu, Peter McGinnis, Octavia Gerhardt, John Meyer, April Moore)*

Public Hearing – Relative to Item #29, “Advertise Public Hearing – Relative to authorizing the revocation of a Special Use Permit granted to 4141 South Salina Street. The property has been the subject of a recent bout of documented criminal activity, detailed in the Exhibit “A” Report, which violates the terms of the Special Use Permit. (Public Hearing to be held on Wednesday, December 18, 2024, at 5:00 PM).” (APPEARANCES: Christian Toellner, Sean Nelson, Kathy Stribley, Alvin Sullivan, Robin Baker, Kamar Boatman, Sorise Nelson, Vera Howington) (WRITTEN: Gary and Karen Steffen)

6. *Petitions – (None)*
7. *Committee Reports – (Finance; Neighborhood Preservation; Joint Economic Development and Neighborhood Preservation; Joint Airport (Public Transportation), Finance, Neighborhood Preservation, and Education & Human Development)*
8. *Communications – (A petition in support of the Taste of Brooklyn Sports Bar; From the Onondaga County Board of Elections Commissioners, their Statement of Canvass for the November 5, 2025 General Election)*

NEW BUSINESS

BY PRESIDENT HUDSON:

- 9-0 9. Resolution - Approving the Appointment of Various Persons as Commissioners of Deeds for 2025/2026. 35-R

BY COUNCILOR CALDWELL:

- 9-0 10. Accept – From Jess Jakus, on behalf of Parks, Recreation & Youth Programs, an in-kind donation of art instruction services (valued at \$700) to offer Crafty Caregivers free art classes at various locations between February and June 2025. 987

- 9-0 11. Agreement - With ClearSpan Structures, for Design & Engineering services related to the Onondaga Greenhouse Project, to provide the specialized design and engineering documentation required for the comprehensive update to the greenhouse roof and environmental control systems, from December 1, 2024 - December 31, 2025. Total cost not to exceed \$12,000, charged to Account #70205.07.599807, Project #701142424. The Mayor has waived the RFP process. 988

- 9-0 12. Application & Agreement – To and with the Humane Society of the United States (HSUS) Pets of Life Donation Truck Program for an amount not to exceed \$100,000. If awarded, HSUS will coordinate delivery of a donation truck containing pet foods and other pet supplies, to be distributed free of charge by the Parks Department to pet owners throughout the community. There is no local match required. 989

- 9-0 13. Amend – Ord. #791 (12/04/2023), “Bond Ordinance – Authorizing the issuance and sale of bonds of the City of Syracuse to defray the cost of the 2023/2024 Thornden Park Water Service Line Replacement Project. Total amount not to exceed \$180,000.” Amend for additional replacement and improvement services to Thornden Park underground and above ground infrastructure. 990

- 9-0 14. Amend – Ord. #792 (12/04/2023), “Authorize – The 2023/2024 Thornden Park Water Service Line Replacement Project, to be used for improvements, water metering, backflow prevention, fill line improvements, and new services to the splash pad and Chlorine Building. Funds will be used in conjunction with a previously awarded DASNY Grant for the engineering and/or construction services. Total cost not to exceed \$180,000”. Amend to include additional engineering and construction services related to storm water improvement, stage plumbing, accessibility improvements, and related underground and above ground infrastructure services. 991

BY COUNCILOR MAJOK:

- 9-0 15. Agreement – With Reverend Daren C. Jaime, to provide his services as Chaplain for the Department of Fire, the period of six (6) months from January 1, 2025 – June 30, 2025. Total cost not to exceed \$3,000 charged to Account #541500.01.34100. 992

9-0 16. Application & Agreement - To and with The Federal Emergency Management Agency (FEMA) under the FY 2024 Assistance to Firefighters Grant (AFG) program, in an amount not to exceed \$750,000, on behalf of the Fire Department, to be used to fund critical fire/EMS equipment. There is a 10% local match required, charged to Account #34105.02.599802. **993**

9-0 17. Application & Agreement - To and with the New York State Division of Criminal Justice Services, under the Byrne Memorial Justice Assistance Grant (JAG) in an amount not to exceed \$330,000. Funds will be used to purchase five (5) Chevrolet Tahoe vehicles to be utilized by Police Patrol Evidence Technicians, as detailed in the legislation. No local match required. **994**

BY COUNCILOR MAJOK; COUNCILORS CALDWELL, JONES-ROWSER AND MONTO:

H 18. Amend - Local Law #1-2012 Of the Charter of the City of Syracuse, Section 6 (3a) and (3b) entitled "Officers and Staff", relative to the Citizen Review Board, as set forth in the attached legislation. **H**

BY COUNCILOR GETHERS:

9-0 19. Accept – Lining of two (2) sewer manholes and the replacement of their frame and covers at 1100 and 1300 Block of West Fayette Street by 1153 Owner, LLC, the owner of the Syracuse Public Safety Building project (1153 West Fayette Street) in accordance with Onondaga County's 1:1 offset requirement (Local Law No. 1, 2011). **995**

7-0 20. Bond Ordinance – Authorizing the issuance and sale of bonds of the City of Syracuse to defray cost to acquire the property located at 516 Prospect Avenue, from St. Joseph's Health Center Properties Inc. Total amount not to exceed \$820,000. **996**
Majok,
Williams -
Abstain

7-0 21. Acquire – Properties located at 516 Prospect Avenue and the Associated Parcels (508-510, 512, and 514 Prospect Avenue) from St. Joseph's Health Center Properties, Inc., for the total amount of \$820,000, request through bond. Syracuse City School District will continue to utilize the space for Elmcrest Children's Center educational programming. Resolution #1224-101. **997**
Majok,
Williams -
Abstain

9-0 22. Amend – Ord. #796 (12/04/2023), "Agreement - With the Onondaga County Resource Recovery Agency (OCRRA) for use of OCRRA'S Solid Waste Management System (Hauler Agreement) for one-year from January 1, 2024-December 31, 2024, with a tipping fee of \$105 per ton or \$101 per ton for prompt payment. The recycling tipping fee is \$40 per ton". Amend the contract to expire December 31, 2025, to be charged to Accounts #01.81600.540552 and #01.81700.540552. All other terms and conditions remain the same. **998**

BY COUNCILOR HOGAN:

- H** 23. *Authorize – The City of Syracuse to adopt a Negative Declaration pursuant to the SEQR Act, as it relates to Appendix “A” to dispose of real property located at 1025 Sunnycrest Road, (“the Property”). The action is related to the request for a local law authorizing sale of the property to the Syracuse Housing Authority (SHA).* **H**
- H** 24. *Local Law – Of the City of Syracuse authorizing the sale of all right, title and interest in the real property known as Eastwood Heights, located at 1025 Sunnycrest Road, (“the Property”) (SBL 027.-09-01.1), to Syracuse Housing Authority (SHA). This Local Law should authorize the Mayor to sign a Purchase and Sale Agreement, including an Options Agreement for the East Taylor Street property located at 301-311 East Taylor Street (SBL 095.-08-01.0). Should closing on the Property occur prior to closing on the East Taylor Street parcel, consideration will consist of a note and mortgage in the amount of \$500,000.* **H**
- H** 25. *Authorize – The City of Syracuse to adopt a Negative Declaration pursuant to the SEQR Act, as it relates Appendix “A” relative to the Department of Public Works request to acquire real property located at 301-311 Taylor Street, commonly known as Latimer Terrace (the “Property”). The action is related to the request for a local law authorizing sale of 1025 Sunnycrest Road to the Syracuse Housing Authority.* **H**
- H** 26. *Acquire – An approximately 186,393.50 square foot portion of property located at 301-311 East Taylor Street (to be resubdivided from the parcel identified as SBL 095.-08-01.0), commonly known as Latimer Terrace (the “Property”) from the Syracuse Housing Authority. This property is being accepted as consideration for the City-owned property located at 1025 Sunnycrest Road, which the City intends to convey to SHA under separate Common Council authorization, as detail in the legislation. The City plans to enter into a lease agreement with BluePrint 15 (the “Tenant”). The Tenant will develop the Children Rising Center on the site.* **H**
- H** 27. *Lease Agreement – With the City of Syracuse (the “City”) and Blueprint 15 (the “Tenant”), for a 186,393.50 square foot portion of property located at 301-311 East Taylor Street (SBL 095.-08-01.0). The Tenant will develop the Children Rising Center on the site; the facility will encompass daycare, children’s activity opportunities, and health and wellness services for the surrounding community, to be an integral part of the East Adams Neighborhood Transformation Project, for a term of ninety-nine (99) years, effective on January 1, 2025-December 31, 2123, with a monthly rental fee of one dollar (\$1.00), plus utilities, charges, and fees. Additional consideration for the City will take the form of site preparation and environmental remediation expenditures, to be borne by the Tenant as part of the redevelopment project.* **H**

- 9-0** 28. *Special Permit – To authorize the revocation of a Special Use Permit previously granted to 623-625 Wolf Street. The property has been the subject of a recent bout of documented criminal activity, which violates the terms of the Special Use Permit, as detailed in the Report attached as Exhibit “A.” (Public Hearing was held on Wednesday, December 18, 2024, at 5:00 PM).* **Gen. #32**
- 9-0** 29. *Special Permit – To authorize the revocation of a Special Use Permit previously granted to 4141 South Salina Street. The property has been the subject of a recent bout of documented criminal activity, which violates the terms of the Special Use Permit, as detailed in the Report attached as Exhibit “A.” (Public Hearing was held on Wednesday, December 18, 2024, at 5:00 PM).* **Gen. #33**
- 2-7** 30. *Special Permit - To deny a Parking Lot on property located at 123-125 Ashworth Place. No one spoke in favor. Two (2) people spoke in opposition to the proposal. Terry Horst Landscape Architecture PC, applicant. AP Land Holdings LLC., owner.* **D**
Majok, Williams
- 9-0** 31. *Special Permit - To approve a Restaurant on property located at 2800 James Street. One (1) person spoke in favor and one (1) person spoke in opposition to the proposal. Sheila Weed, applicant. Stephen Skinner, owner.* **Gen. #34**
- 1-8** 32. *Special Permit - To approve a Liquor Store on property located at 308 Gifford Street & Wyoming Street. No one spoke in favor. Four (4) people spoke in opposition to the proposal. Mahmoud Naji Mousa, owner/applicant.* **D**
Majok

BY COUNCILOR HOGAN & COUNCILOR JONES-ROWSER:

- 9-0** 33. *Authorize – An Exemption Agreement, with 800 South Wilbur Avenue Syracuse LLC (the Company), a deviation of SIDA Uniform Tax Exemption policy (UTEP), pursuant to the NYS General Municipal Law Section 874(4), to execute a Payment in Lieu of Taxes (PILOT) Agreement, for Phase 1 of the redevelopment of the former Syracuse Developmental Center (SDC) located on a portion of the property at 800 South Wilbur Ave (SBL. 098.2-01.05.2) and 802 South Wilbur Avenue Rear (SBL 098.2-01.05.4). The exemption will enable the Company to create 261 units of new housing. The term would be for the period of thirty (30) years and would not exempt it from special assessment or charges on the properties. Total amount to be paid over the course of the abatement period is \$10,323,561, as detailed in Schedule “A”.* **999**

BY COUNCILOR WILLIAMS:

- H** 34. *Appropriate Funds – From Unallocated Cash Capital Account #599007.01.99999 in the amount of \$960,000, on behalf the Bureau of Information Technology, to be used for new equipment and services to support continued modernization efforts and investments in key technologies, as detailed in Attachment “A”.* **H**

- T**

35. Local Law – Of the City of Syracuse to authorize a Hotel & Motel Occupancy Tax, pursuant to the NYS Law (A9797A), imposing a two percent (2%) tax on occupied rooms in any “hotel “within the City of Syracuse, as detailed in the legislation.

T
- 9-0**

36. Amend – The Annual Budget for the City of Syracuse for Fiscal Year July 1, 2024- June 30, 2025, (FY25) to increase the amount by an additional \$7,390,798.51 of American Resue Plan Act (ARPA) funding allocation to the City’s general revenue. The total ARPA allocation to the City’s FY25 General Fund is \$18,390,798.51. Details as it relates to the multiple projects involved are outlined in Appendix “A.”

1000
- 9-0**

37. Bond Ordinance – Authorizing the issuance and sale of bonds of the City of Syracuse to defray the cost for the Emergency Demolition of 400-430 Erie Boulevard West (the “Property”) ordered by Supreme Court Justice Joseph E. Lamendola (Index No. 011948/2024) for public health reasons. Total amount not to exceed \$1,800,000.

1001
- 9-0**

38. Approve – Authorization for the Emergency Demolition of 400-430 Erie Boulevard West (the “Property”) ordered by Supreme Court Justice Joseph E. Lamendola (Index No. 011948/2024) for public health reasons, the seven-story building partially collapsed causing bricks to fall onto Route 690 causing lane closure. Total estimated cost of the demolition and removal of debris will be approximately \$1,800,000.

1002
- 9-0**

39. Amend – Ord. #261 (05/22/2023), “Lease Agreement – With ChaShaMa, Inc., for portions of the City-owned property located at 200 East Genesee Street, to partner with CNY Arts, Inc., to host a rotating visual and art exhibition featuring a variety of artists and media, for the term of six (6) months at \$700 per month with an option to maintain month-to-month occupancy of the space for no more that eighteen (18) additional months to expire December 31, 2024. The tenant is responsible for maintaining liability insurance and property and fire damage.” Amend to add two (2) six-month renewal options with the approval of the Mayor and the Common Council, to expire December 31, 2025

1003
- 9-0**

40. Purchase w/c/b - From Cummins Allison, repairs and maintenance services, for the period of July 1, 2024 – June 30, 2025, on behalf of the City Payment Center. Total cost not to exceed \$3,000 charged to Account #540552.01.13100.

1004

BY COUNCILOR JONES-ROWSER:

- 9-0**

41. Application – To Bloomberg Philanthropies for the 2025 Bloomberg’s Mayor’s Challenge Grant, in an amount not to exceed \$1,000,000, an international competition for city government to submit innovations that improve the effectiveness of the services delivered to it citizens. If awarded, the agreement will have to come back in front of Council. The City is proposing supporting the recently released Housing Strategy. There is no local match required.

1005

42. **9-0** Sell – All right, title and interest of the City of Syracuse in and to the premises known as 637 East Willow Street & McBride Street, a brick house and garage, to the Greater Syracuse Property Development Corporation for the total sum of \$326. (District 1) **1006**
43. **9-0** Sell – All right, title and interest of the City of Syracuse in and to the premises known as 105 Graves Street, a wood house and garage, to the Greater Syracuse Property Development Corporation for the total sum of \$326. (District 1) **1007**
44. **9-0** Sell – All right, title and interest of the City of Syracuse in and to the premises known as 527 North Geddes Street, a wood house and garage, to the Greater Syracuse Property Development Corporation for the total sum of \$326. (District 2) **1008**
45. **H** Sell – All right, title and interest of the City of Syracuse in and to the premises known as 116 Academy Green, a wood house, to the Greater Syracuse Property Development Corporation for the total sum of \$326. (District 4) **H**
46. **H** Sell – All right, title and interest of the City of Syracuse in and to the premises known as 316 Bruce Street, a wood house, to the Greater Syracuse Property Development Corporation for the total sum of \$326. (District 4) **H**
47. **H** Sell – All right, title and interest of the City of Syracuse in and to the premises known as 127 Garfield Avenue, a wood house and garage, to the Greater Syracuse Property Development Corporation for the total sum of \$326. (District 4) **H**
48. **H** Sell – All right, title and interest of the City of Syracuse in and to the premises known as 447-449 West Lafayette Avenue, a wood house, to the Greater Syracuse Property Development Corporation for the total sum of \$326. (District 4) **H**
49. **H** Sell – All right, title and interest of the City of Syracuse in and to the premises known as 1713 East Fayette Street, a wood house, to the Greater Syracuse Property Development Corporation for the total sum of \$326. (District 5) **H**
50. **H** Sell – All right, title and interest of the City of Syracuse in and to the premises known as 337 Lillian Avenue to Fobes Avenue, a wood house and garage, to the Greater Syracuse Property Development Corporation for the total sum of \$326. (District 5) **H**
51. **H** Sell – All right, title and interest of the City of Syracuse in and to the premises known as 1415 Teall Avenue, a wood house and garage, to the Greater Syracuse Property Development Corporation for the total sum of \$326. (District 5) **H**

BY COUNCILORS MONTO, WILLIAMS, JONES-ROWSER, PANIAGUA; AND
COUNCILOR MAJOK:

52. **H** Local Law – Of the City of Syracuse to opt in to the New York State Good Cause Eviction Law (NYS Real Property Law Chapter 50 Article 6-a). **H**

(SUPPLEMENTAL AGENDA – DECEMBER 23, 2024)
WAIVER OF THE RULES REQUIRED TO INTRODUCE:

BY COUNCILOR WILLIAMS:

- 9-0** 53. *Bond Ordinance – Authorizing the issuance and sale of bonds of the City of Syracuse to defray the cost for the Emergency Demolition of 153-157 Seymour Street (the “Property”) ordered by Supreme Court Justice Joseph E. Lamendola (Index No. 011211/2024) for public health reasons. Total amount not to exceed \$723,000.* **1009**
- 9-0** 54. *Approve – Authorization for the Emergency Demolition 153-157 Seymour Street (the “Property”) ordered by Supreme Court Justice Joseph E. Lamendola (Index No. 011211/2024) for public health reasons. Total estimated cost of the demolition and removal of debris will be approximately \$723,000.* **1010**

Syracuse Common Council
Adjourned at 1:20 PM

Ordinance No.

2024

**ORDINANCE AUTHORIZING ACCEPTANCE
BY THE CITY OF A DONATION OF ART
INSTRUCTION SERVICES FROM JESS JAKUS
AT NO COST TO THE CITY FOR THE
DEPARTMENT OF PARKS, RECREATION AND
YOUTH PROGRAMS TO OFFER CRAFTY
CAREGIVERS ART CLASSES IN THORNDEN
PARK AND/OR OTHER SUITABLE LOCATIONS
DURING FISCAL YEAR 2024/2025**

BE IT ORDAINED, that this Common Council hereby authorizes the acceptance of a donation from of art instruction services from Jess Jakus, having an estimated value of \$700.00 (\$35.00 per hour for twenty (20) hours) at no cost to the City; said donation will enable the Department of Parks, Recreation and Youth Programs to offer Crafty Caregivers art classes, free of charge, in Thornden Park, or other suitable location during Fiscal Year 2024/2025, between February 1, 2025 and June 30, 2025.



10

DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

December 6, 2024

Syeisha Byrd
Commissioner

Patricia McBride
City Clerk
231 City Hall
Syracuse, NY 13202

Chris Abbott
Deputy Commissioner

RE: REQUEST FOR LEGISLATION

Dear Ms. McBride,

Please prepare legislation from the next regularly scheduled Common Council meeting to authorize the City of Syracuse to accept a donation not to exceed \$700.00 (\$35.00 X 20 hours) of art instruction services from Jess Jakus

This donation of services will allow the Department of Parks, Recreation and Youth Programs to offer Crafty Caregivers art classes, free of charge, in Thornden Park, or other suitable location between February 1, 2025 and June 30, 2025. The instructor received funds from the Westcott Area Cultural Council to help create the program and bring it to the community.

If you have any questions or comments regarding this, please contact our office.

Sincerely,

Syeisha Byrd
Commissioner

Syracuse Department
of Parks, Recreation
& Youth Programs
412 Spencer Street
Syracuse, N.Y. 13204

Office 315 473 4330
Fax 315 428 8513

www.syr.gov.net

31

**ORDINANCE AUTHORIZING A CONTRACT
WITH GROWSPAN, A DIVISION OF
CLEARSPAN STRUCTURES TO PROVIDE
SPECIALIZED DESIGN AND ENGINEERING
SERVICES RELATIVE TO THE ONONDAGA
PARK GREENHOUSE PROJECT ON BEHALF
OF THE DEPARTMENT OF PARKS,
RECREATION AND YOUTH PROGRAMS**

WHEREAS, Section 5-205-A of the Charter of the City of Syracuse, as amended, provides the Mayor shall "award contracts for professional services subject to the approval of the Common Council"; and

WHEREAS, the City has had structural assessments and testing conducted on the existing structural elements and internal materials of the Onondaga Park Greenhouse and has determined the need to retain a Consultant to provide specialized design and engineering services for the Department of Parks, Recreation and Youth Programs Onondaga Park Greenhouse Project; and

WHEREAS, the Mayor has waived the Request for Proposal process and has approved the retention of Growspan, a division of Clearspan Structures, a leader in agricultural and steel frame building manufacturing under the following terms:

- (1) GrowSpan, a division of ClearSpan Structures shall provide specialized design and engineering services relative to the Onondaga Park Greenhouse Project on behalf of the Department of Parks, Recreation and Youth Programs;
- (2) The agreement shall be for a one year term effective as of December 1, 2024; and
- (3) The cost for all services to be provided pursuant to the agreement shall not exceed \$12,000.00;

NOW, THEREFORE,

BE IT ORDAINED, that the Mayor, on behalf of the City of Syracuse, be and he hereby is authorized to execute such contract, as hereinabove stated, subject to the approval of the Corporation

Counsel as to terms, form and execution; and

BE IT FURTHER ORDAINED, that all costs associated with this amended agreement shall be charged to Budget Account #70205.07.599807, Project #701142424 or another appropriate account as designated by the Commissioner of Finance.



11
**DEPARTMENT OF PARKS,
RECREATION & YOUTH PROGRAMS**
CITY OF SYRACUSE, MAYOR BEN WALSH

December 12, 2024

Syeisha Byrd
Commissioner

Chris Abbott
Deputy Commissioner

Patricia McBride
City Clerk
231 City Hall
Syracuse, NY 13202

RE: Waiver of the RFP Process – ClearSpan Structures

Dear Ms. McBride:

Please prepare legislation for the next regularly scheduled Common Council meeting to:

- Authorize a waiver of the RFP process, for the services of Clearspan Structures, for Design & Engineering services related to the Onondaga Greenhouse Project. Costs are not to exceed \$12,000.00.

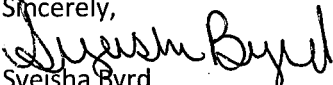
This waiver will cover the period from December 1, 2024 – December 31, 2025, at the approval of the Mayor and Common Council.

Over the past several months, structural assessments and testing have been conducted on the greenhouse's existing structural elements and internal materials. Due to complications arising from outdated design methods and materials, the consultant has determined the need for specialized services from GrowSpan, a division of ClearSpan and a leader in agricultural and steel-frame building manufacturing.

ClearSpan's services, also procured through Sourcewell Cooperative Purchasing, will provide the specialized design and engineering documentation required for the comprehensive update to the greenhouse roof and environmental control systems.

Expenditures not to exceed \$12,000.00 will be charged to account **#70205.07.599807, Project #701142424** or otherwise determined by the Commissioner of Finance.

If you have any questions or comments regarding this, please contact our office.

Sincerely,

Syeisha Byrd
Commissioner

Syracuse Department
of Parks, Recreation
& Youth Programs
412 Spencer Street
Syracuse, N.Y. 13204

Office 315 473 4330
Fax 315 428 8513

www.syr.gov.net




OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Timothy M. Rudd
Director

Julie Castellitto
Assistant Director

TO: Mayor Ben Walsh
FROM: Timothy M. Rudd, Director of Management & Budget 
DATE: December 13, 2024
SUBJECT: Waiver of the RFP Process & Enter Agreement – Clearspan Structures

On behalf of the Department of Parks, Recreation & Youth Programs, I am requesting a waiver of the RFP process and to enter an agreement with Clearspan Structures, for Design & Engineering services related to the Onondaga Greenhouse Project. Costs are not to exceed \$12,000.00.

This waiver will cover the period from December 1, 2024- December 31, 2025, at the approval of the Mayor and Common Council.

Over the past several months, structural assessments and testing have been conducted on the greenhouse's existing structural elements and internal materials. Due to complications arising from outdated design methods and materials, the consultant has determined the need for specialized services from GrowSpan, a division of ClearSpan and a leader in agricultural and steel-frame building manufacturing.

ClearSpan's services, also procured through Sourcewell Cooperative Purchasing, will provide the specialized design and engineering documentation required for the comprehensive update to the greenhouse roof and environmental control systems.

Expenditures not to exceed \$12,000.00 will be charged to account #70205.07.599807, Project #701142424 or otherwise determined by the Commissioner of Finance.

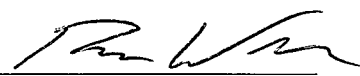
If you agree to enter into this agreement, please indicate by signing below and returning this memo to me so that I may forward a copy to the Common Council along with the legislation request for the next Common Council Meeting.

Thank you for your attention regarding this matter.

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syrgov.net



Mayor Ben Walsh
City of Syracuse, New York

12/13/24
Date

Ordinance No.

2024

**ORDINANCE AUTHORIZING MAYOR TO
SUBMIT AN APPLICATION TO THE HUMANE
SOCIETY OF THE UNITED STATES (HSUS)
FOR A GRANT FROM THE PETS OF LIFE
DONATION TRUCK PROGRAM AND EXECUTE
A CONTRACT OR WRITTEN INSTRUMENTS
ASSOCIATED WITH THE GRANT AS
NECESSARY**

BE IT ORDAINED, that the Mayor be and he hereby is authorized to submit an application to the Humane Society of the United States (HSUS) for a grant from the Pets of Life Donation Truck Program for the City of Syracuse to receive a donation truck containing pet foods and other pet supplies having a value not to exceed \$100,000; if awarded the pet foods and other pet supplies will be distributed by the Department of Parks, Recreation and Youth Programs to pet owners in the community; and

BE IT FURTHER ORDAINED, that upon receipt of said grant, the Mayor be and he hereby is authorized to execute a contract or written instruments as approved by the Corporation Counsel.



Bureau of Research

CITY OF SYRACUSE, MAYOR BEN WALSH

12

December 6, 2024

Patricia McBride
City Clerk
231 City Hall
Syracuse, NY 13202

Janet L. Burke
Director, Bureau of
Research

RE: Request for Legislation

Dear Ms. McBride:

Please prepare legislation for the next regularly scheduled Common Council meeting to authorize the City of Syracuse to apply to the Human Society of the United States (HSUS) for the Pets of Life Donation Truck program award.

With a program award, HUSU will coordinate a donation truck containing pet foods and other pet supplies with a value not to exceed \$100,000 to be distributed, free of charge, by the Parks Department to pet owners in the community.

If you have any questions or comments regarding this program, please contact our office.

Sincerely,

Janet L. Burke
Director of Research

Bureau of Research
233 E Washington St.
Room 419
Syracuse, N.Y. 13202

Office 315 448-8020
Fax 315 448-8008

www.syr.gov.net

2

Ordinance No.

2024

**BOND ORDINANCE AMENDING BOND
ORDINANCE NO. 791-2023 OF THE CITY OF
SYRACUSE AUTHORIZING THE ISSUANCE
AND SALE OF BONDS IN THE AMOUNT OF
ONE HUNDRED EIGHTY THOUSAND
DOLLARS (\$180,000) TO DEFRAY THE COST
AND EXPENSE OF THE DEPARTMENT OF
PARKS, RECREATION AND YOUTH
PROGRAMS 2023/2024 THORDEN PARK
WATER SERVICE LINE REPLACEMENT
PROJECT TO ADD ADDITIONAL
UNDERGROUND AND ABOVE GROUND
INFRASTRUCTURE NEEDS THROUGHOUT
THORNDEN PARK**

BE IT ORDAINED, that Ordinance No. 791-2023 is hereby amended to read as follows:

BE IT ORDAINED, by the Common Council of the City of Syracuse as follows:

Section 1. For the class of objects or purposes of providing funds to defray the cost and expense of the Department of Parks, Recreation and Youth Programs 2023/2024 Thornden Park Water Service Line Replacement Project, which will include improvements in water metering, backflow prevention, fill line improvements, and new services to the splash pad and chlorine building, additional underground and above ground infrastructure needs throughout Thornden Park, and to provide additional funding to cover costs for engineering services and construction of the Project which are being funded with a DASNY grant, at an estimated maximum cost not to exceed One Hundred Eighty Thousand Dollars (\$180,000), general obligation bonds of the City of Syracuse, to be of the terms, form and contents hereinafter provided for, are hereby authorized to be issued pursuant to the provisions of the Local Finance Law of the State of New York.

Section 2. One Hundred Eighty Thousand Dollars (\$180,000) is estimated as the maximum cost of the class of objects or purposes for which such bonds are to be issued.

Section 3. The plan for financing such class of objects or purposes consists of the issuance and sale of bonds of the City of Syracuse in the principal sum of One Hundred Eighty Thousand Dollars (\$180,000), thereby providing such sum for all the maximum cost of such class of objects or purposes.

Section 4. It is hereby determined that the class of objects or purposes for which bonds are to be issued falls within subdivision 19 (c) of paragraph (a) Section 11.00 of the Local Finance Law and the period of probable usefulness of such class of objects or purposes is fifteen (15) years.

Section 5. The Commissioner of Finance, not more than fifteen (15) days and not less than three (3) days before the sale of said bonds, shall file with the Comptroller of the State of New York a supplemental debt statement and file a duplicate thereof with the City Clerk in compliance with Section 109.00 of the Local Finance Law.

Section 6. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell the bonds and bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Commissioner of Finance who is the chief fiscal officer of the City under the Local Finance Law. The Commissioner of Finance may sell such bonds at public or private sale, with or without bond insurance or other credit enhancement, at a discount or premium, at fixed or variable rates of interest or at no interest whatsoever, or as capital appreciation bonds, and with such amortization of principal as the Commissioner of Finance shall determine is most favorable to said City, and in compliance with any rules of the State Comptroller applicable thereto. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Commissioner of

Finance, consistent with the provisions of the Local Finance Law. The Commissioner of Finance is hereby authorized to issue variable rate debt, acquire credit support, and enter into such agreements as said officer finds reasonable to facilitate the issuance, sale, resale and repurchase of such bonds, as authorized under Sections 54.90 and 168.00 of the Local Finance Law. Said bonds shall be signed in the name of the City by the original or facsimile signature of the Mayor and countersigned by the original or facsimile signature of the Commissioner of Finance and sealed with the original or facsimile corporate seal of the City, provided, however, that if the signatures of the Mayor and the Commissioner of Finance are each by facsimile signatures on any bond, such bond shall be authenticated by the manual countersignature of a fiscal agent of the City. All other matters, except as provided herein, relating to such bonds, including prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by only facsimile signatures, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, form, denominations, maturities, interest rate or rates, terms of and manner of sale and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Commissioner of Finance. The Commissioner of Finance may elect to become the fiscal agent for the bonds, or may contract on behalf of the City for this service pursuant to the Local Finance Law. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Commissioner of Finance shall determine. The Commissioner of Finance may also agree on behalf of the City to provide or disclose such information about the City as may be necessary to enable the

purchasers of bonds or notes of the City to comply with Securities and Exchange Commission Rule 15c2-12.

Section 7. The temporary use of available funds of the City of Syracuse, not immediately required for the purpose or purposes for which the same were raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in Section 1 of this ordinance. The reasonably expected source of funds to be used to initially pay for the expenditures authorized by Section 1 of this resolution shall be from the City's Capital Fund. It is intended that the City shall then reimburse expenditures from the Capital Fund with the proceeds of the bonds and bond anticipation notes authorized by this ordinance and that the interest payable on the bonds and any bond anticipation notes issued in anticipation of such bonds shall be excludable from gross income for federal income tax purposes. This ordinance is intended to constitute the declaration of the City's "official intent" within the meaning of Treasury Regulation Section 1.150-2 to reimburse the expenditures authorized by this ordinance with the proceeds of the bonds and bond anticipation notes authorized herein. Other than as specified in this ordinance, no monies are reasonably expected to be received, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the objects or purposes described herein.

Section 8. When said bonds and notes shall have been duly sold, the same shall be delivered by the Commissioner of Finance to the purchaser upon payment to him of the purchase price, including accrued interest, and the receipt of the Commissioner of Finance shall be a full acquittance to such purchaser who shall not be obliged to see to the application of the purchase money.

Section 9. The faith and credit of the City of Syracuse are hereby pledged to the payment of the principal of said bonds and interest thereon when due. An amount sufficient to pay the principal

and interest on said bonds as the same becomes due each year shall be included in the annual budget of said City for the year.

Section 10. The validity of the bonds hereby authorized may be contested only if such obligations are authorized for an object or purpose for which the City of Syracuse is not authorized to expend money, or the provisions of law which should be complied with at the date of the publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This ordinance shall take effect immediately.

H

Ordinance No.

2024

**ORDINANCE AMENDING ORDINANCE
NO. 792-2023 AUTHORIZING THE
DEPARTMENT OF PARKS, RECREATION
AND YOUTH PROGRAMS TO PROCEED
WITH THE 2023/2024 THORNDEN PARK
WATER SERVICE LINE REPLACEMENT
PROJECT**

BE IT ORDAINED, that Ordinance No. 792-2023 is hereby amended to read as follows:

BE IT ORDAINED, that this Common Council hereby authorizes the Department of Parks, Recreation and Youth Programs to proceed with the 2023/2024 Thornden Park Water Service Line Replacement Project, which will include improvements in water metering, backflow prevention, fill line improvements, and new services to the splash pad and chlorine building, and to provide additional funding to cover costs for engineering services and construction of the Project which are being funded with a DASNY grant, at a total cost not to exceed \$180,000; and the Director of Management & Budget is hereby authorized to purchase any equipment, materials and supplies necessary to complete the above referenced improvements and enter into a contract or contracts for services relative to the Thornden Park Water Service Line Replacement Project in the manner provided by law; charging the cost thereof to the proceeds from the sale of bonds authorized contemporaneously herewith by ordinance of this Common Council.

13-14



DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

December 12, 2024

Patricia McBride
City Clerk
231 City Hall
Syracuse, NY 13202

Syeisha Byrd
Commissioner

Chris Abbott
Deputy Commissioner

RE: REQUEST FOR LEGISLATION – Amend Ord. 791-2023 & 792-2023 – Thornden Park Water Service Line Replacement

Dear Ms. McBride:

Please have the following legislation prepared and placed on the next Common Council meeting agenda:

- Ordinance amending previously authorized Ordinance 791-2023 and 792-2023, the sale and issuance of bonds to defray the cost of the 2023/2024 Thornden Park Pool Service Line Replacement Project at a cost not to exceed \$180,000.00. to include additional underground and above ground infrastructure within Thornden Park to replaced and improved.
- Ordinance authorizing the Department of Parks, Recreation, & Youth Programs to repurpose the 2023/2024 CIP Ordinance for the Thornden Park Pool Service Line Replacement to be used for engineering and construction services related to storm water improvements, stage plumbing, accessibility improvements, and related infrastructure within Thornden Park at a cost not to exceed \$180,000.00.

Projects will include engineering and construction services related to the historic amphitheater and stage, pool complex, and historic rose garden, while addressing other essential underground and above ground infrastructure needs throughout the park.

The requested repurposing of previously approved funds will not exceed \$180,000.00 in total expenditures and located in account 70205.07.599807; Project #714240718 as previously determined by the Commissioner of Finance.

If you have any questions or comments regarding this, please contact our office.

Sincerely,

Syeisha Byrd
Commissioner

Syracuse Department
of Parks, Recreation
& Youth Programs
412 Spencer Street
Syracuse, N.Y. 13204

Office 315 473 4330
Fax 315 428 8513

www.syrgov.net



City of Syracuse

AUTHORIZATION TO PROCEED WITH CIP PROJECT

Date:	12/12/24	Department:	Parks
Project Name:	23-24 Thornden Park Infrastructure Replacement		
Project Cost:	\$ 180,000.00		
Contact Name:	Syeisha Byrd		
Project Description:	These funds will be used for work associated with infrastructure improvements throughout Thornden Park including but not limited to, Water Service Line Replacement, storm water improvements, stage plumbing, accessibility improvements, and other related infrastructure replacements and repairs.		

Projected Time Line & Funding Source(s)

Estimated Start Date:	Estimated Completion Date:
-----------------------	----------------------------

<u>Funding Source:</u>	<u>Dollar Amount:</u>
Local Share: Cash Capital	
Local Share: Bonds (complete schedule below)	\$ 180,000.00
State Aid/Grant (identify)	
Federal Aid/Grant (identify)	
Other (identify)	
Other (identify)	
Total Project Funding (must equal cost):\$	

Estimated Project Borrowing Timeline

Year	Fiscal Year	Estimated Amount to Borrow
1	2024	\$180,000.00
2		
3		
4		
5		
Total Estimated Amount to Borrow (if different than "Local Share: Bonds" above, explain)		\$

Approval to proceed with request for legislation is hereby granted.

Project in CIP Plan: Yes No Reason("No"): *already authorized.*

Director of Administration: *[Signature]* Date: *13 DEC 24*

Director of Management & Budget: *[Signature]* Date: *12-13-24*

Commissioner of Finance: *[Signature]* Date: *12-13-2024*

Ordinance No.

2024

**ORDINANCE AUTHORIZING A CONTRACT
WITH REVEREND DAREN C. JAIME TO SERVE
AS A CHAPLAIN FOR THE SYRACUSE FIRE
DEPARTMENT**

WHEREAS, Section 5-205-A of the Charter of the City of Syracuse, as amended, provides the Mayor shall “award contracts for professional services subject to the approval of the Common Council”; and

WHEREAS, the Mayor has approved the retention of Reverend Daren C. Jaime to serve as a Chaplain for the Syracuse Fire Department for a six month period effective as January 1, 2025 through June 30, 2025 at a cost not to exceed \$3,000.00; NOW, THEREFORE,

BE IT ORDAINED, that the Mayor, on behalf of the City of Syracuse, be and he hereby is authorized to execute such contract, as hereinabove stated, subject to the approval of the Corporation Counsel as to terms, form and content; and

BE IT FURTHER ORDAINED, that all costs associated with this agreement shall be charged to the 2024/2025 Fire Department Operating Account #541500.01.34100 or another appropriate account as designated by the Commissioner of Finance.



SYRACUSE FIRE DEPARTMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

15

December 6, 2024

Michael J. Monds
Chief of Fire

Daniel P. Downes
First Deputy Chief

Elton Davis
Executive Deputy Chief

Deputy Chiefs
James Farewell
Zachary Smith
Leonard Danielewicz
Nicholas Pagano
Matthew Craner

Patricia K. McBride
City Clerk
230 City Hall
Syracuse, NY 13202

Re: Request for Legislation

Dear Ms. McBride:

Please prepare legislation to be introduced at the next meeting of the Common Council to enter into an agreement with Pastor Daren C. Jaime, as Chaplain of the Department of Fire.

The term of the agreement is for six months for the period of January 1, 2025, through June 30, 2025, at a cost not to exceed \$3,000.00. I further request that all costs associated with this agreement be charged to the Fire Department's 2024/2025 operating account #541500.01.34100.

Respectfully submitted,

Elton Davis
Executive Deputy Chief of Fire

Fire Chief's Office
Syracuse Fire Dept.
Public Safety Building
511 S. State St.
6th Floor, Rm. 607
Syracuse, N.Y. 13202

Office 315 473 5525
Fax 315 422 7766

www.syr.gov

5




OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Timothy M. Rudd
Director

Julie Castellitto
Assistant Director

TO: Mayor Ben Walsh
FROM: Timothy M. Rudd, Director of Management and Budget 
DATE: December 6, 2024
SUBJECT: Agreement – Pastor Daren C. Jaime

On behalf of the Department of Fire, I am requesting that the City of Syracuse enter into an agreement with Pastor Daren C. Jaime, as Chaplain of the Department of Fire.

The term of the agreement is for six months for the period of January 1, 2025 through June 30, 2025, at a cost not to exceed \$3,000.00. I further request that all costs associated with this agreement be charged to the Fire Department's 2024/2025 operating account #541500.01.34100.

If you agree to enter into this agreement, please indicate by signing below and returning this memo to me so that I may forward a copy to the Common Council along with the legislation request for the next Common Council Meeting.

Thank you for your attention regarding this matter.



Mayor Ben Walsh
City of Syracuse, New York

12-11-24
Date

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov.net

Ordinance No.

2024

**ORDINANCE AUTHORIZING MAYOR TO
SUBMIT AN APPLICATION FOR A GRANT
FROM THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) UNDER THE
FISCAL YEAR 2024 ASSISTANCE TO
FIREFIGHTERS GRANT PROGRAM AND
EXECUTE A CONTRACT OR WRITTEN
INSTRUMENTS ASSOCIATED WITH THE
GRANT AS NECESSARY**

BE IT ORDAINED, that the Mayor be and he hereby is authorized to submit an application to the Federal Emergency Management Agency (FEMA) under the Fiscal Year 2024 Assistance to Firefighters Grant Program for a grant in an amount not to exceed \$750,000; said funds will be used by the City of Syracuse to fund the purchase of critical Fire and EMS equipment; a 10% local match is required and will be charged to Fire Department Budget Account #34105.01.599802 or another appropriate account as designated by the Commissioner of Finance; and

BE IT FURTHER ORDAINED, that upon receipt of said grant, the Mayor be and he hereby is authorized to execute a contract or written instruments as approved by the Corporation Counsel; and

BE IT FURTHER ORDAINED, that upon receipt of said funds or any part thereof, pursuant to said application authorized herein, the Commissioner of Finance is authorized and directed to deposit the same in an appropriate account to be determined by him.



16

SYRACUSE FIRE DEPARTMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

December 6, 2024

Michael J. Monds
Chief of Fire

Daniel P. Downes
First Deputy Chief

Elton Davis
Executive Deputy Chief

Deputy Chiefs

James Farewell
Zachary Smith
Leonard Danielewicz
Nicholas Pagano
Matthew Craner

Patricia K. McBride
City Clerk
230 City Hall
Syracuse, NY 13202

Re: Request for Legislation

Dear Ms. McBride:

Please prepare legislation to be introduced at the next meeting of the Common Council authorizing the City of Syracuse Department of Fire to apply for and enter into an agreement with the Federal Emergency Management Agency (FEMA), under the Fiscal Year (FY) 2024 Assistance to Firefighters Grant (AFG) program in an amount not to exceed \$750,000.

The Fiscal Year (FY) 2024 Assistance to Firefighters Grant (AFG) Program is one of three grant programs that constitute the Department of Homeland Security (DHS), Federal Emergency Management Agency's (FEMA's) focus on enhancing the safety of the public and firefighters with respect to fire and fire-related hazards. Fire safety grants, such as the Assistance to Firefighters Grants program, fund critically needed resources to equip and train emergency personnel, enhance efficiencies and support community resilience. If awarded, the requested funds will be used to fund critical fire/ems equipment. A local match of 10% is required and the payment and accounting for this grant will be utilized from Fire Department Budget Account # 34105.02.599802.

Thank you for your consideration with this request.

Fire Chief's Office
Syracuse Fire Dept.
Public Safety Building
511 S. State St.
6th Floor, Rm. 607
Syracuse, N.Y. 13202

Office 315 473 5525
Fax 315 422 7766

www.syr.gov

Respectfully submitted,

Michael J. Monds
Chief of Fire

4

Ordinance No.

2024

**ORDINANCE AUTHORIZING THE MAYOR TO
SUBMIT AN APPLICATION FOR AN EDWARD
BYRNE MEMORIAL JUSTICE ASSISTANCE
GRANT (JAG) PROGRAM AND EXECUTE A
CONTRACT OR WRITTEN INSTRUMENTS
ASSOCIATED WITH THE GRANT AS
NECESSARY**

BE IT ORDAINED, that the Mayor be and he hereby is authorized to submit a joint application with Onondaga County to the United States Department of Justice for an Edward Byrne Memorial Justice Assistance Grant (JAG) Program in an amount not to exceed \$330,000.00; said funds will be used by the Syracuse Police Department to purchase five (5) Chevrolet Tahoe vehicles for use by the Syracuse Police Department Patrol Evidence Technicians; two (2) of the Chevrolet Tahoe vehicles will be marked Black & White SPD vehicles equipped with Evidence Technician equipment in the cargo area and the remaining three (3) Chevrolet Tahoe vehicles will be for use by full time members of the crime scene unit to respond with patrol to execute search warrants and provide additional assistance at crime scenes; no City matching fund is required; and

BE IT FURTHER ORDAINED, that upon receipt of said grant, the Mayor be and he hereby is authorized to execute all necessary contracts and/or written instruments, subject to the approval of the Corporation Counsel as to terms, form and execution; and

BE IT FURTHER ORDAINED, that upon receipt of said funds or any part thereof, pursuant to said agreement authorized herein, the Commissioner of Finance is authorized and directed to deposit the same in an appropriate account to be determined by him.



Bureau of Research

CITY OF SYRACUSE, MAYOR BEN WALSH

December 6, 2024

Janet L. Burke
Director, Bureau of
Research

Patricia McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Dear Clerk McBride:

Please prepare legislation for an upcoming meeting of the Common Council authorizing the City of Syracuse to apply for and enter into an agreement with the New York State Division of Criminal Justice Services under the Byrne Jag Program for a grant in an amount not to exceed \$330,000.00.

Grant funds will be used to purchase five Chevrolet Tahoe vehicles to be utilized by the Syracuse Police Department's Patrol Evidence Technicians. Two of the vehicles will be painted with standard patrol black and white paint, with the Syracuse Police decals and adequately equipped for their roles with Evidence Technician equipment in the cargo area. Three additional vehicles will be for the full-time members of the crime scene unit to respond with patrol to execute search warrants and provide additional assistance at crime scenes.

No local match is required.

If you have any questions or need any additional information, please contact me at your convenience.

Sincerely,

Janet L. Burke
Director, Bureau of Research

Bureau of Research
233 E Washington St.
Room 419
Syracuse, N.Y. 13202

Office 315 448-8020
Fax 315 448-8008

www.syr.gov.net

18 13 19

Local Law No.
City of Syracuse

2024

**A LOCAL LAW OF THE CITY OF SYRACUSE
AMENDING LOCAL LAW 11 OF 1993 WHICH
ESTABLISHED A CITIZEN REVIEW BOARD
AS LAST AMENDED BY LOCAL LAW 1 OF
2012 IN ORDER TO AMEND THE PROVISIONS
OF SECTION SIX ENTITLED "OFFICERS AND
STAFF"**

BE IT ENACTED, by the Common Council of the City of Syracuse, as follows:

Section 1. Local Law 11 of 1993, which established a Citizen Review Board, as last amended by Local Law 1 of 2012 is hereby further amended to amend the provisions of Section Six of the Local Law entitled "Officers and Staff" which shall hereby now read as follows

Section Six. Officers and Staff.

(1) The Board shall elect its Chair, by majority vote for a one-year term, at the first meeting of the calendar year. No individual shall serve more than two consecutive terms as Chair. The Chair will be a voting member of the Board. The first order of business for the newly convened Board is to select such a Chair, who shall then convene a search committee for a CRB Administrator and a committee to establish rules of procedure not provided for herein. The Chair will also be responsible to:

- a. Facilitate meetings of the Board;
- b. Establish committees of Board members as needed;
- c. Work with the CRB Administrator to create agendas for Board meetings;

and

- d. Establish a rotation of Board Members to serve on hearing panels.

(2) In the absence of a chair, the members of the Board shall select a member to facilitate that meeting unless otherwise provided for in the by-laws. A quorum must be present to conduct business. Unless otherwise specified within the legislation, when a quorum is present, action shall be taken by a vote of the majority of the Board members present.

(3) a. The Board shall appoint a CRB Administrator. Public notice shall be made of the Administrator's vacancy for the purpose of providing the opportunity to qualified citizens to apply. The Administrator shall be a resident of Syracuse. The Administrator shall be considered an employee of the City of Syracuse and as such shall be subject to all law, policies, rules, regulations as outlined in the most recent edition of the City of Syracuse Employee Handbook. The Common Council, through the annual budget process as set forth in Article VI of the City Charter, 1960, as amended, shall provide for the compensation and benefits for the person appointed by the Board to be CRB Administrator. The CRB Administrator will be responsible to the Board and may be called to report to the Common Council. The CRB Administrator shall serve at the discretion of the Board.

b. A Committee of five (5) people shall have the primary responsibility for oversight and annual review of the performance of the CRB Administrator, and may, if necessary, make a recommendation to the Board for the removal of a CRB Administrator for good cause or failure to meet performance metrics. This Committee shall consist of the Board Chair; two additional members of the Board selected by a majority of the Board (provided, however that the three (3) Board Members so designated shall consist of one Mayoral appointee, one Councilor at Large appointee, and one District Councilor appointee), the Mayor or his/her designee, and the Chair of the Common Council Public Safety Committee. The Board shall convene and act on the Committee's recommendation for the removal of the CRB Administrator

within (5) five business days of receiving the Committee's report. In addition to the aforementioned removal authority of the CRB Board, if the CRB Committee and Board fail to act based on a substantiated finding of CRB Administrator misconduct as reported to the Board by the City's Director of Personnel, then the Common Council, acting through an ordinance and by majority vote shall have the authority to remove the CRB Administrator upon a finding of Good Cause and after allowing the CRB Administrator to hear such charges and respond to them in executive session in accordance with the Open Meetings Law. Good Cause includes but is not limited to a recommendation by the Office of Personnel that the CRB Administrator has violated City employment policies, created a hostile workplace or has violated State or Federal laws. In the event that the Board receives notice from the Director of Personnel of substantiated CRB Administrator misconduct they will put the CRB Administrator on paid administrative leave in accordance with Office of Personnel policies and procedures during the time period in which the Board or the Common Council is reviewing the CRB Administrator until the matter is resolved.

c. The CRB Administrator shall not be currently employed by the Syracuse Police Department or any other local, state or federal law enforcement agency, nor shall any of his or her immediate family be employed by the Syracuse Police Department. Neither shall the CRB Administrator be a member of the immediate family of any incumbent elected official of the City of Syracuse, nor have financial interests with either such an elected official or any member of the Syracuse Police Department or their immediate family, or have litigation pending against the City of Syracuse involving a claim of police misconduct, or be a member of the immediate family of a person, or be an attorney representing a person, with such pending litigation.

d. The CRB Administrator shall be responsible, on a full-time basis, for the daily administrative work of the Board, which shall include:

- maintaining secure files of Board records;
- developing an ongoing account and statistics of Board business, including all data required for monthly, quarterly, and annual reports;

- interviewing complainants or persons seeking information about the complaint process;

- making referrals;
- representing the Board;
- assisting complainants with filing and presenting their cases to the Board

including:

- interviewing witnesses and taking statements,
- advising complainants regarding requests for subpoenas from the Board,
- offering conciliation to complainants as an alternative to hearings and making appropriate referrals for such conciliation and/or to facilitate arrangements for such conciliation.

- conducting investigations of complaints. The CRB Administrator may also oversee investigations, or portions of investigations, conducted by an investigator, hired by the CRB as described below;

- creating and maintaining such forms and processes that may be necessary to document and summarize a complaint and any subsequent investigation, to present a complaint to the board, to track the processing and disposition of a complaint, and to identify statistics and trends related to complaints and in reference to the categories of misconduct as defined in Section 3 of this law and the demographics of residents of the City of Syracuse, including but not limited to race and/or ethnicity, sex or gender, sexual orientation and/or gender identity or expression, religion, disability, primary or secondary language other than English, immigrant or refugee, city quadrant or council district in which an incident occurred;

- evaluating information in each complaint, summarizing the key facts in each complaint for presentation to the full board and making a recommendation to the board as to whether there is a reasonable basis on which a complaint should proceed to a hearing;
- providing written notice to complainants regarding the disposition of a complaint and the basis for this disposition;
- assisting the Board in pursuing community and youth engagement;
- seeking supplemental grant funding for the Board;
- keeping regular working and office hours consistent with other city departments;
- researching and seeking out ongoing training for the Board to assist it in developing further competence;
- assisting the Board in designing and delivering appropriate public education programs;
- tracking Board expenses, preparing periodic written and oral reports;
- facilitating communication and scheduling for Board meetings and hearings;
- providing written notice to the Common Council and the Mayor of vacancies within one week of a resignation or removal of a Board member by action of the Council, and at least 60 days prior to the end of a term;
- and other tasks as needed or as directed by the Board and its Chair within the jurisdiction of the Board.

(e) CRB employees shall be hired through the standard employment practices of the City's Office of Personnel and be subject to discipline and removal from City employment in accordance with applicable laws and regulations.

(4) Should the Board deem that the volume or complexity of complaints filed with the Board justify the need for an investigator, the Board shall direct the CRB Administrator to submit a request to the Common Council to approve the Board's hiring of a qualified investigator on a part time, full time, or contractual basis. Any such person shall be free of any

conflict of interest, including but not limited to current employment with the Syracuse Police Department or any other local, state or federal law enforcement agency, nor shall any of his or her immediate family be employed by the Syracuse Police Department. The investigator shall conduct investigations at the direction and under the supervision of the CRB Administrator.

Section 2. Severability Clause

Severability is intended throughout and within the provisions of this Local Law. If any section, subsection, sentence, clause, phrase or portion of this Local Law is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Local Law.

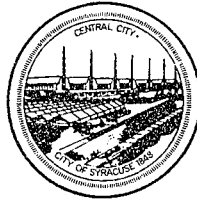
Section 3. Savings Clause

This Local Law is not intended to rescind or repeal any existing City of Syracuse Charter Provision, Local Law, or General Ordinance unless such change is made by its express terms. Otherwise all other provisions of the Syracuse City Charter, Revised General Ordinances and Local Laws not inconsistent with the provisions of this Local Law shall remain in full force and effect.

Section 4. Effective and Operative Date

This Local Law shall be effective immediately in accordance with the provisions of New York State Municipal Home Rule Law.

18 13 19 29 16



CITY OF SYRACUSE COMMON COUNCIL

CHOL MAJOK
Councilor-at-Large
Majority Whip

October 21, 2024

Patricia K. McBride
City Clerk
City Hall Room 231
Syracuse, New York 13202

Dear Ms. McBride,

Please prepare legislation for October 28, 2024, Common Council Regular Meeting to amend Local Law No. 1-2012, relative to the Citizen Review Board. The amendments are outlined below:

Section Six. Officers and Staff

3(a) TO ADD: The Administrator shall be considered an employee of the City of Syracuse and as such shall be subject to all law, policies, rules, regulations as outlined in the most recent edition of the City of Syracuse Employee Handbook.

3(b) To ADD: In addition to the aforementioned removal authority of the CRB Board, the Common Council, acting through an ordinance and by majority vote shall have the authority to remove the CRB Administrator upon a finding of Good Cause and after allowing the CRB Administrator to hear such charges and respond to them in executive session in accordance with the Open Meetings Law. Good Cause includes but is not limited to a recommendation by the Office of Personnel that the CRB Administrator has violated City employment policies, created a hostile workplace or has violated State or Federal laws.

Thank you.

Chol Majok / bcl
Chol Majok Chair, Public Safety Committee

Rashada Caldwell / bcl
Councilor Rashada Caldwell

Patrona Jones-Rowser / bcl
Councilor Patrona Jones-Rowser

Jimmy Monto / bcl
Councilor Jimmy Monto

20

Ordinance No.

2024

ORDINANCE AUTHORIZING THE CITY OF SYRACUSE TO ACCEPT, OWN, AND MAINTAIN THE LINING TWO (2) SEWER MANHOLES WITH REPLACEMENT OF THEIR FRAMES AND COVERS THAT ARE BEING INSTALLED IN THE 1100 AND 1300 BLOCKS OF WEST FAYETTE STREET BY 1153 OWNER, LLC, THE OWNER OF THE SYRACUSE PUBLIC SAFETY BUILDING (1153 WEST FAYETTE STREET) IN ORDER TO COMPLY WITH ONONDAGA COUNTY’S 1:1 OFFSET REQUIREMENT (LOCAL LAW NO. 1-2011), AT NO COST TO THE CITY

WHEREAS, 1153 Owner, LLC, the owner of the Syracuse Public Safety Building (1153 West Fayette Street) has requested that the City of Syracuse accept, own and maintain the lining of two (2) sewer manholes and the replacement frames and covers which shall be located at the 1100 and 1300 Blocks of West Fayette Street as designated by the City Engineer in order to comply with the Onondaga County’s 1:1 offset requirement (Local Law No. 1-2011); and

WHEREAS, the Department of Engineering has reviewed, coordinated with other City departments and is of the opinion that the installed facilities described in the plans and specifications on file at the Office of the City Engineer are to the benefit of the public and will not interfere with the public use of the streets; NOW, THEREFORE,

BE IT ORDAINED, upon the recommendation of the City Engineer that this Common Council authorizes the permitting the Department of Public Works to accept own and maintain the above described infrastructure improvements constructed in the City Right of Way’s by Syracuse University, as part of the Onondaga County’s 1:1 offset requirement as shown on the plans as forwarded to the Department of Engineering prepared for 1153 Owner, LLC by CHA and titled “City Sewer Improvement Plan”, dated August 6, 2024, subject to the following conditions:

1. 1153 Owner, LLC shall construct, without cost to the City, and in accordance with plans, specifications and final locations to be approved by the City Engineer, and the Commissioner of Public Works, the lining and replacement of frames & covers of two sewer manholes at the 1100 Block and 1300 Block of West Fayette Street which are the subjects of this action.
2. The plans and specifications required to construct all facilities subject to this ordinance shall be prepared by a Professional Engineer registered by the State of New York. **The plans for the work shall be approved by the City Engineer, and record drawings, including AutoCad and GIS formats on magnetic media referenced to New York State plane coordinate, Central Zone shall be provided to the City Engineer subsequent to the completion of the work.** 1153 Owner, LLC shall endeavor to provide a certification by a Professional Engineer as to the accuracy of the as-built drawings and attest to the fact that the improvements were constructed in conformity with the plans and specifications approved by the City. As-built drawings and a certification of completion shall be submitted within 30 days after the Department of Public Works has determined that the project is complete. If this information is not received, you will be subject to a \$500.00 penalty fee and additional collection fees if necessary.
3. That traffic shall be maintained at all times during construction. The entire excavation of said work is to be protected by suitable guards and signal both by day and night and precautions are to be taken by all reasonable means to prevent any accident or injury while the work is in progress.
4. That said applicant, its successors or assigns, shall within thirty (30) days from the adoption of this Ordinance execute and file in the Office of the City Clerk written acceptance of this permission and consent.
5. That all ordinances, rules and regulations of the City and its departments shall at all times be complied with including the Building Code of the City of Syracuse.
6. The Work shall be subject to street cut and repair permitting process administered by the Commissioner of Public Works and any other standard permitting processes that exist. Restoration of pavement shall be completed in accordance with all City of Syracuse standards and as ordered by the City Engineer.
7. That the City Engineer and the Commissioner of Public Works shall be advised in advance of time when the work is to be done and the work of installation, including shoring, protection of pipes and facilities and other safety measures, shall be subject to the supervision of the City Engineer and the Commissioner of Public Works.
8. All work shall be done in a skillful manner with reasonable dispatch and in accordance with plans and specifications and all conditions imposed by any laws, rules or regulations which may apply to the work. A dust and sediment and erosion control program shall be in effect for the duration of the project to prevent a nuisance and to prevent interference with or damage to adjacent property, streets, sewers and drainage courses.

9. That 1153 Owner, LLC shall adequately and properly protect any existing underground utilities located within or near said installation. If any such property or facilities are interfered with or damaged, 1153 Owner, LLC, or its successors and assigns, shall be responsible for replacement to the satisfaction of the City Engineer. Should the City Engineer determine that City facilities or utilities require relocation, temporary support or other modification as a result of this Work, said modifications shall be made as directed by the City Engineer.
10. That 1153 Owner, LLC, its successors, assigns, and agents shall obtain and keep in force for the duration of this permission, a general liability insurance policy, in the amount of \$2,000,000, naming the City of Syracuse as an additional insured. A Certificate of said insurance, along with the declaration page or blanket endorsement confirming the City of Syracuse as an additional insured shall be submitted to the City Engineer, Department of Engineering, Room 401 City Hall, 233 E. Washington Street, Syracuse, NY 13202.
11. That 1153 Owner, LLC, their successors, assigns, and agents shall at all times defend and indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and from any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or grow out of the CIPP lining and spot repairs and associated improvements in said streets and shall defend and indemnify and save harmless said City from all costs, damages and expenses by reason of any damages or injuries to any gas pipe, water pipe, sewers, other utilities, pipes or construction work now located in, under and along the surface of said street at the point and place or places where said work is to be performed and maintained.
12. The foregoing conditions may be modified or expanded from time to time as agreed upon by the Corporation Counsel, City Engineer and 1153 Owner, LLC.
13. The construction and restoration permitted by the terms of this ordinance must be carried out and completed within two (2) years from the date of its adoption.
14. All monuments shall be referenced prior to construction. If any monuments are disturbed or moved, the monuments shall be replaced in the same location and recertified by a licensed surveyor to the City of Syracuse. All expenses for the above shall be paid for by 1153 Owner, LLC.
15. Follow all weather and seasonal limitations per City/NYS DOT specifications for all construction in the City R.O.W.. By consequence of the ordinance or subsequent approvals authorized by the ordinance, the City of Syracuse makes no representation, express or implied, as to the feasibility of the proposed plans or Work or to the extent of Work involved in accommodating any existing utility or facility located within the City rights-of-way. Any coordination with the various utility operators, private and/or public, is the responsibility of 1153 Owner, LLC. Upon completion of the facilities and acceptance and approval of the improvements by the City Engineer and the Commissioner of Public Works, the use, operation and maintenance of the lining of the

two manholes shall revert to the City.

16. The City reserves the right to reject any and all materials, workmanship of the planned work at any time during construction.
17. The City shall be notified, consulted and prior approval obtained on all field changes/field change sheets, RFI's etc. related to the work of this approval.
18. 1153 Owner, LLC shall provide full-time consultant engineering inspection during the lining of the two sewer manholes to be accepted by the City of Syracuse. The Consultant Inspector shall have experience in sewer manhole lining in the public R.O.W. The Consultant shall keep daily inspection records and provide them to the City of Syracuse. All construction in the City's R.O.W. shall meet current ADA regulations. All construction and inspection documentation including but not limited to shop drawings, pre and post TV inspection logs and digital copies of the videos, and as-built drawings shall be handed over to the City for their review and approval prior to the City's acceptance of the work.
19. Prior to acceptance of any construction to be handed over to the City, the independent Inspector and the City shall inspect the work. The contractor shall then complete all items on the punch list.
20. The completed work shall be subject to approval by the Commissioner of Public Works and the City Engineer, and 1153 Owner, LLC shall warranty the same for two (2) years from the date of acceptance.
21. Failure or refusal of the 1153 Owner, LLC to complete the work as required by this ordinance shall result in City of Syracuse holding the temporary certificate of occupancy and the certificate of occupancy for the Syracuse Public Safety Building Project located at 1153 West Fayette Street until the work is complete.
22. The applicant shall submit to the City of Syracuse a refundable fee in the amount of \$17,000.00 as estimated by the Department of Engineering as the approximate cost to complete the work. The fee shall only be returned upon successful completion of the sewer offset construction and acceptance of the work by the City Engineer. Failure to complete the work shall result in the City retaining the fee.



19

DEPARTMENT OF ENGINEERING

CITY OF SYRACUSE, MAYOR BEN WALSH

5 December 2024

Ms. Patricia K. McBride
Office of the City Clerk
233 E. Washington Street, Room 231
Syracuse, N.Y. 13202

Mary E. Robison, PE
City Engineer

John Kivlehan
Design and Construction

Kelly Haggerty
Public Buildings

Marc Romano
Mapping and
Surveying

Re: Legislation Request – Accept the lining of two sewer manholes and the replacement of their frames & covers by 1153 Owner, LLC, the owner of the Syracuse Public Safety Building project (1153 West Fayette Street) at No Cost to the City. The two sewer manholes to be lined and their frames & covers replaced shall be located at 1100 Block and 1300 Block of West Fayette Street. This is a result of the Onondaga County’s 1:1 offset requirement (Local Law No.1, 2011).

Dear Ms. McBride:

I request the following legislation for the next meeting of the Common Council be prepared:

An Ordinance authorizing the City of Syracuse to Accept the lining of two sewer manholes and the replacement of their frames & covers by 1153 Owner, LLC, the owner of the Syracuse Public Safety Building Project (1153 West Fayette Street) at No Cost to the City. The two sewer manholes to be lined and their frames & covers replaced shall be located at the 1100 Block and 1300 Block of West Fayette Street. This is a result of the Onondaga County’s 1:1 offset requirement (Local Law No.1, 2011).

This department has reviewed, coordinated with other City departments and is of the opinion that the installed facilities described in the plans and specifications on file at the City Engineer’s office are to the benefit of the public use of the streets. It is therefore, recommended that an ordinance be submitted for consideration by the Common Council permitting the Department of Public Works to accept own and maintain the above described infrastructure improvements constructed in the City Right of Way’s by 1153 Owner, LLC as part of the Onondaga County’s 1:1 offset requirement as shown on the plans as forwarded to the Department of Engineering prepared for 1153 Owner, LLC by CHA and titled “City Sewer Improvement Plan”, dated August 06, 2024.

Department of Engineering
233 E. Washington St.
City Hall, Room 401
Syracuse, N.Y. 13202
Office 315 448-8200
Fax 315 448-8488

www.syr.gov.net

1. 1153 Owner, LLC shall construct, without cost to the City, and in accordance with plans, specifications and final locations to be approved by the City Engineer, and the Commissioner of Public Works, the lining and replacement of frames & covers of two sewer manholes at the 1100 Block and 1300 Block of West Fayette Street which are the subjects of this action.

8

2. The plans and specifications required to construct all facilities subject to this ordinance shall be prepared by a Professional Engineer registered by the State of New York. **The plans for the work shall be approved by the City Engineer, and record drawings, including AutoCad and GIS formats on magnetic media referenced to New York State plane coordinate, Central Zone shall be provided to the City Engineer subsequent to the completion of the work.** 1153 Owner, LLC shall endeavor to provide a certification by a Professional Engineer as to the accuracy of the as-built drawings and attest to the fact that the improvements were constructed in conformity with the plans and specifications approved by the City. As-built drawings and a certification of completion shall be submitted within 30 days after the Department of Public Works has determined that the project is complete. If this information is not received, you will be subject to a \$500.00 penalty fee and additional collection fees if necessary.
3. That traffic shall be maintained at all times during construction. The entire excavation of said work is to be protected by suitable guards and signal both by day and night and precautions are to be taken by all reasonable means to prevent any accident or injury while the work is in progress.
4. That said applicant, its successors or assigns, shall within thirty (30) days from the adoption of this Ordinance execute and file in the Office of the City Clerk written acceptance of this permission and consent.
5. That all ordinances, rules and regulations of the City and its departments shall at all times be complied with including the Building Code of the City of Syracuse.
6. The Work shall be subject to street cut and repair permitting process administered by the Commissioner of Public Works and any other standard permitting processes that exist. Restoration of pavement shall be completed in accordance with all City of Syracuse standards and as ordered by the City Engineer.
7. That the City Engineer and the Commissioner of Public Works shall be advised in advance of time when the work is to be done and the work of installation, including shoring, protection of pipes and facilities and other safety measures, shall be subject to the supervision of the City Engineer and the Commissioner of Public Works.
8. All work shall be done in a skillful manner with reasonable dispatch and in accordance with plans and specifications and all conditions imposed by any laws, rules or regulations which may apply to the work. A dust and sediment and erosion control program shall be in effect for the duration of the project to prevent a nuisance and to prevent interference with or damage to adjacent property, streets, sewers and drainage courses.
9. That 1153 Owner, LLC shall adequately and properly protect any existing underground utilities located within or near said installation. If any such property or facilities are interfered with or damaged, 1153 Owner, LLC, or its successors and assigns, shall be responsible for replacement to

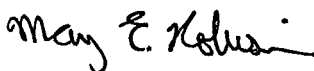
the satisfaction of the City Engineer. Should the City Engineer determine that City facilities or utilities require relocation, temporary support or other modification as a result of this Work, said modifications shall be made as directed by the City Engineer.

10. That 1153 Owner, LLC, its successors, assigns, and agents shall obtain and keep in force for the duration of this permission, a general liability insurance policy, in the amount of \$2,000,000, naming the City of Syracuse as an additional insured. A Certificate of said insurance, along with the declaration page or blanket endorsement confirming the City of Syracuse as an additional insured shall be submitted to the City Engineer, Department of Engineering, Room 401 City Hall, 233 E. Washington Street, Syracuse, NY 13202.
11. That 1153 Owner, LLC, their successors, assigns, and agents shall at all times defend and indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and from any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or grow out of the CIPP lining and spot repairs and associated improvements in said streets and shall defend and indemnify and save harmless said City from all costs, damages and expenses by reason of any damages or injuries to any gas pipe, water pipe, sewers, other utilities, pipes or construction work now located in, under and along the surface of said street at the point and place or places where said work is to be performed and maintained.
12. The foregoing conditions may be modified or expanded from time to time as agreed upon by the Corporation Counsel, City Engineer and 1153 Owner, LLC.
13. The construction and restoration permitted by the terms of this ordinance must be carried out and completed within two (2) years from the date of its adoption.
14. All monuments shall be referenced prior to construction. If any monuments are disturbed or moved, the monuments shall be replaced in the same location and recertified by a licensed surveyor to the City of Syracuse. All expenses for the above shall be paid for by 1153 Owner, LLC.
15. Follow all weather and seasonal limitations per City/NYS DOT specifications for all construction in the City R.O.W.. By consequence of the ordinance or subsequent approvals authorized by the ordinance, the City of Syracuse makes no representation, express or implied, as to the feasibility of the proposed plans or Work or to the extent of Work involved in accommodating any existing utility or facility located within the City rights-of-way. Any coordination with the various utility operators, private and/or public, is the responsibility of 1153 Owner, LLC. Upon completion of the facilities and acceptance and approval of the improvements by the City Engineer and the Commissioner of Public Works, the use, operation and maintenance of the lining of the two manholes shall revert to the City.

16. The City reserves the right to reject any and all materials, workmanship of the planned work at any time during construction.
17. The City shall be notified, consulted and prior approval obtained on all field changes/field change sheets, RFI's etc. related to the work of this approval.
18. 1153 Owner, LLC shall provide full-time consultant engineering inspection during the lining of the two sewer manholes to be accepted by the City of Syracuse. The Consultant Inspector shall have experience in sewer manhole lining in the public R.O.W. The Consultant shall keep daily inspection records and provide them to the City of Syracuse. All construction in the City's R.O.W. shall meet current ADA regulations. All construction and inspection documentation including but not limited to shop drawings, pre and post TV inspection logs and digital copies of the videos, and as-built drawings shall be handed over to the City for their review and approval prior to the City's acceptance of the work.
19. Prior to acceptance of any construction to be handed over to the City, the independent Inspector and the City shall inspect the work. The contractor shall then complete all items on the punch list.
20. The completed work shall be subject to approval by the Commissioner of Public Works and the City Engineer, and 1153 Owner, LLC shall warranty the same for two (2) years from the date of acceptance.
21. Failure or refusal of the 1153 Owner, LLC to complete the work as required by this ordinance shall result in City of Syracuse holding the temporary certificate of occupancy and the certificate of occupancy for the Syracuse Public Safety Building Project located at 1153 West Fayette Street until the work is complete.
22. The applicant shall submit to the City of Syracuse a refundable fee in the amount of \$17,000.00 as estimated by the Department of Engineering as the approximate cost to complete the work. The fee shall only be returned upon successful completion of the sewer offset construction and acceptance of the work by the City Engineer. Failure to complete the work shall result in the City retaining the fee.

Additional terms and conditions, as recommended by the City Engineer and the Corporation Counsel, shall be set forth in the Ordinance.

Sincerely,



Mary E. Robison, P.E.
City Engineer

Ordinance No.

2024

BOND ORDINANCE OF THE CITY OF SYRACUSE TO DEFRAY THE COST AND EXPENSE OF THE CITY OF SYRACUSE ACQUIRING FOUR (4) PARCELS OF REAL PROPERTY LOCATED AT 516 PROSPECT AVENUE, 508-510 PROSPECT AVENUE, 512 PROSPECT AVENUE AND 514 PROSPECT AVENUE, SYRACUSE, NEW YORK FROM ST. JOSEPH'S HEALTH CENTER PROPERTIES, INC.

BE IT ORDAINED, by the Common Council of the City of Syracuse as follows:

Section 1. For the specific object or purpose of providing funds to defray the cost and expense of the City of Syracuse acquiring four (4) parcels of real property located at 516 Prospect Avenue, 508-510 Prospect Avenue, 512 Prospect Avenue, and 514 Prospect Avenue, Syracuse, New York from St. Joseph's Health Center Properties, Inc for continued use of the space by the Syracuse City School District for Elmcrest Children's Center educational programming,. at an estimated maximum cost not to exceed Eight Hundred Thousand Dollars (\$800,000.00) general obligation bonds of the City of Syracuse, to be of the terms, form and contents hereinafter provided for, are hereby authorized to be issued pursuant to the provisions of the Local Finance Law of the State of New York.

Section 2. Eight Hundred Thousand Dollars (\$800,000.00) is estimated as the total cost of the specific object or purpose for which such bonds are to be issued.

Section 3. The plan for financing such specific object or purpose consists of the issuance and sale of bonds of the City of Syracuse in the principal sum of Eight Hundred Thousand Dollars (\$800,000.00) thereby providing such sum for the initial cost of such specific object or purpose.

Section 4. It is hereby determined that the specific object or purpose for which bonds are to be issued falls within subdivision 11 (c) of paragraph (a) Section 11.00 of the Local Finance Law and the period of probable usefulness of such specific object or purpose is fifteen (15) years.

Section 5. The Commissioner of Finance, not more than fifteen (15) days and not less than three (3) days before the sale of said bonds, shall file with the Comptroller of the State of New York a supplemental debt statement and file a duplicate thereof with the City Clerk in compliance with Section 109.00 of the Local Finance Law.

Section 6. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell the bonds and bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Commissioner of Finance who is the chief fiscal officer of the City under the Local Finance Law. The Commissioner of Finance may sell such bonds at public or private sale, with or without bond insurance or other credit enhancement, at a discount or premium, at fixed or variable rates of interest or at no interest whatsoever, or as capital appreciation bonds, and with such amortization of principal as the Commissioner of Finance shall determine is most favorable to said City, and in compliance with any rules of the State Comptroller applicable thereto. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Commissioner of Finance, consistent with the provisions of the Local Finance Law. The Commissioner of Finance is hereby authorized to issue variable rate debt, acquire credit support, and enter into such agreements as said officer finds reasonable to facilitate the issuance, sale, resale and repurchase of such bonds, as authorized under Sections 54.90 and 168.00 of the Local Finance Law. Said bonds shall be signed in the name of the City by the original or facsimile signature of the Mayor and countersigned by the original or facsimile signature of the Commissioner of Finance and sealed with the original or

facsimile corporate seal of the City, provided, however, that if the signatures of the Mayor and the Commissioner of Finance are each by facsimile signatures on any bond, such bond shall be authenticated by the manual countersignature of a fiscal agent of the City. All other matters, except as provided herein, relating to such bonds, including prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by only facsimile signatures, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, form, denominations, maturities, interest rate or rates, terms of and manner of sale and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Commissioner of Finance. The Commissioner of Finance may elect to become the fiscal agent for the bonds, or may contract on behalf of the City for this service pursuant to the Local Finance Law. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Commissioner of Finance shall determine. The Commissioner of Finance may also agree on behalf of the City to provide or disclose such information about the City as may be necessary to enable the purchasers of bonds or notes of the City to comply with Securities and Exchange Commission Rule 15c2-12.

Section 7. The temporary use of available funds of the City of Syracuse, not immediately required for the purpose or purposes for which the same were raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in Section 1 of this ordinance. The reasonably expected source of funds to be used to initially pay

for the expenditures authorized by Section 1 of this resolution shall be from the City's Capital Fund. It is intended that the City shall then reimburse expenditures from the Capital Fund with the proceeds of the bonds and bond anticipation notes authorized by this ordinance and that the interest payable on the bonds and any bond anticipation notes issued in anticipation of such bonds shall be excludable from gross income for federal income tax purposes. This ordinance is intended to constitute the declaration of the City's "official intent" within the meaning of Treasury Regulation Section 1.150-2 to reimburse the expenditures authorized by this ordinance with the proceeds of the bonds and bond anticipation notes authorized herein. Other than as specified in this ordinance, no monies are reasonably expected to be received, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the objects or purposes described herein.

Section 8. When said bonds and notes shall have been duly sold, the same shall be delivered by the Commissioner of Finance to the purchaser upon payment to him of the purchase price, including accrued interest, and the receipt of the Commissioner of Finance shall be a full acquittance to such purchaser who shall not be obliged to see to the application of the purchase money.

Section 9. The faith and credit of the City of Syracuse are hereby pledged to the payment of the principal of said bonds and interest thereon when due. An amount sufficient to pay the principal and interest on said bonds as the same becomes due each year shall be included in the annual budget of said City for the year.

Section 10. The validity of the bonds hereby authorized may be contested only if such obligations are authorized for an object or purpose for which the City of Syracuse is not authorized to expend money, or the provisions of law which should be complied with at the date of the publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting

such validity is commenced within twenty (20) days after the date of such publication, or such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This ordinance shall take effect immediately.



20

OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Timothy M. Rudd
Director

Julie Castellitto
Assistant Director

December 6, 2024

Ms. Patricia McBride
City Clerk
City Hall
Syracuse, New York

RE: Legislative Request

Dear Ms. McBride:

On behalf of the Department of Finance, please prepare legislation to be introduced at the next meeting of the Common Council requesting to authorize the issuance of a Bond and Bond Anticipation Notes (BANs) to fund costs associated with the purchase of 516 Prospect Avenue in an amount not to exceed \$820,000.

A draft Board of Education resolution is attached. The draft resolution will be voted on the next Board of Education which will be held on December 11, 2024.

Sincerely,

Timothy M. Rudd
Director of Management and Budget

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov.net

30



DEPARTMENT OF FINANCE

OFFICE OF THE COMMISSIONER
CITY OF SYRACUSE, MAYOR BEN WALSH

December 6, 2024

Michael Cannizzaro, CPA
Commissioner of Finance

Annemarie Deegan
First Deputy Commissioner

Veronica H. Voss
Deputy Commissioner

Timothy Rudd
Director of Budget
City Hall, Room 213
Syracuse, New York

RE: Request for Legislation – Bond Authorization for Purchase of 516 Prospect Avenue

Please prepare legislation to be placed on the agenda for the regularly scheduled Common Council meeting of December 23, 2024. The legislation is to authorize the issuance of a Bond and Bond Anticipation Notes (BANs) to fund costs associated with the purchase of 516 Prospect Avenue in an amount not to exceed \$820,000.

A draft Board of Education resolution is attached. The draft resolution will be voted on the next Board of Education which will be held on December 11, 2024.

Sincerely,

Michael Cannizzaro
Commissioner of Finance

Department of Finance
233 E. Washington St
City Hall, Room 128
Syracuse, N.Y. 13202

Office 315 448 8279

www.syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.



City of Syracuse

AUTHORIZATION TO PROCEED WITH CIP PROJECT

Date:	12/16/24
Project Name:	Purchase of 516 Prospect Avenue
Project Cost:	\$820,000
Contact Name:	Michael Cannizzaro
Project Description:	The City will purchase the property located at 516 Prosepect Avenue. The SCSD will continue to lease the property for the purpose of Adult Education and Adult English as a Second Language Learner programs.

Projected Time Line & Funding Source(s)

Estimated Start Date: January 2025 Estimated Completion Date:

<u>Funding Source:</u>	<u>Dollar Amount:</u>
Local Share: Cash Capital	
Local Share: Bonds (complete schedule below)	\$820,000
State Aid/Grant (identify)	
Federal Aid/Grant (identify)	
Other (identify)	
Total Project Funding (must equal cost):\$	
	\$820,000

Estimated Project Borrowing Timeline

<u>Year</u>	<u>Fiscal Year</u>	<u>Estimated Amount to Borrow</u>
1	2025	\$ 820,000
2		
3		

Total Estimated Amount to Borrow (if different than "Local Share: Bonds" above, explain)

Approval to proceed with request for legislation is hereby granted.

Project in CIP Plan: Yes No Reason("No"):

Director of Administration: [Signature]

Date: 17 DEC 24

Director of Management & Budget: [Signature]

Date: 12-16-24

Commissioner of Finance: [Signature]

Date: 12/16/24



**SYRACUSE CITY SCHOOL DISTRICT
BOARD OF EDUCATION
SYRACUSE, NEW YORK**

RESOLUTION

Lease Agreement with the City of Syracuse for the Acquisition & Lease of 516 Prospect Ave.

Whereas: the City of Syracuse intends to purchase the property located at 516 Prospect Ave. in the amount of \$820,000; and

Whereas: the Syracuse City School District currently leases the property located at 516 Prospect Ave. for the purpose of Adult Education and Adult English as a Second Language Learner programs; and

Whereas: the property at 516 Prospect Ave. has been a vital location for the Refugee Assistance Program (RAP), also known as "Bob's School," which has been serving refugees, immigrants, and native-born individuals since 1978. The program offers English as a Second Language (ESL) classes, career counseling, employment training, and support services to help participants integrate into the community and achieve self-sufficiency; and


Whereas: the Syracuse City School District intends to continue to lease the space located at 516 Prospect Ave from the City of Syracuse. at a negotiated amount after the purchase in order to continue to provide these vital services to our families and community; now, therefore, be it

Resolved: by the Board of Education of the Syracuse City School District that:

1. The Board of Education supports the City of Syracuse's purchase of the property located at 516 Prospect Ave.
2. The Board of Education acknowledges the historical and ongoing importance of the Refugee Assistance Program at this location and commits to supporting its continued operation.
3. The Board of Education authorizes the Superintendent or designee to negotiate and execute a lease agreement for the continued use of the property located at 516 Prospect Ave. for Adult Education and Adult English as a Second Language Learner programs.
4. This resolution shall take effect immediately upon its adoption.

Dated: December 11, 2024

I hereby certify that the attached is a true copy of Resolution #1224-101 Lease Agreement with the City of Syracuse for the Acquisition & Lease of 516 Prospect Ave. adopted by the Board of Education of the Syracuse City School District of the City of Syracuse, New York, at a Regular Board Meeting on December 11, 2024 on a vote of 6 Yes; 0 No


Eileen Steinhardt
District Clerk
Board of Education, Syracuse City School District

December 13, 2024
Date of Certification

Ordinance No.

2024

ORDINANCE AUTHORIZING THE COMMISSIONER OF PUBLIC WORKS TO ACQUIRE THE PROPERTY AT 516 PROSPECT AVENUE ALONG WITH ASSOCIATED PARCELS FOR THE BENEFIT OF THE SYRACUSE CITY SCHOOL DISTRICT FOR CONTINUED USE AS THE ELMCREST CHILDREN’S CENTER

WHEREAS, the acquisition of the following four (4) properties are necessary to assist the Syracuse City School District in continuing the operation of the Elmcrest Children’s Center educational programming:

- 516 Prospect Avenue (008.-17-21-.0) a 10,380 square foot two-story office building
- 508-10 Prospect Avenue (008.-17-18), a 68’x 189’ parking lot
- 512 Prospect Avenue (008.-17-19), a 43’ x 147’ parking lot
- 514 Prospect Avenue (008.-17-20), a 37’ x 147’ parking lot; and

WHEREAS, the City of Syracuse is authorized to acquire property for the benefit of the Syracuse City School District pursuant to §2557 of the New York State Education Law;

NOW, THEREFORE,

BE IT ORDAINED, that the Commissioner of Public Works is hereby authorized with the assistance of the Commissioner of Assessment and the Corporation Counsel, to acquire from St. Joseph’s Health Center Properties Inc. the aforementioned properties for the benefit of the Syracuse City School District at a cost to not exceed Eight Hundred and Twenty Thousand Dollars (\$820,000); and

BE IT FURTHER ORDAINED, that the cost of acquisition shall be charged to a bond or bond anticipation notes authorized contemporaneously by this Common Council; and

BE IT FURTHER ORDAINED, that all costs for the acquisition shall be charged to the Syracuse City School District by the Commissioner of Finance over a five-year period in accordance with standard City-SCSD debt repayment procedures; and

BE IT FURTHER ORDAINED, that the Syracuse City School District shall be responsible for maintaining and operating the properties (Elmcrest Children's Center) hereby acquired as an educational facility and the City of Syracuse assumes no responsibility therefore until such time as the Syracuse City School District Board of Education decides to decommission the educational facility at which time operational control shall revert to the City in accordance with applicable law.



DEPARTMENT OF PUBLIC WORKS

CITY OF SYRACUSE, MAYOR BEN WALSH

December 5, 2024

Jeremy Robinson
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann Fordock
First Deputy
Commissioner

Martin E. Davis, L.S.
Deputy Commissioner

Re: Request for Legislation – Authorizing the Acquisition of 516 Prospect Avenue and Associated Parcels

Dear Ms. McBride:

Please prepare legislation for the next Common Council meeting authorizing the City of Syracuse to acquire four parcels of real property from St. Joseph’s Health Center Properties, Inc. for the Syracuse City School District, which would continue to utilize the space for Elmcrest Children’s Center educational programming. A resolution from SCSD requesting the property is attached.

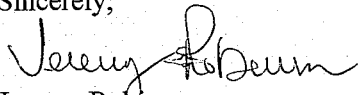
The parcels include:

- 516 Prospect Avenue (008.-17-21.0), a 10,380 square foot two-story office building.
- 508-10 Prospect Avenue (008.-17-18), a 68’ x 189’ parking lot.
- 512 Prospect Avenue (008.-17-19), a 43’ x 147’ parking lot.
- 514 Prospect Avenue (008.-17-20), a 37’ x 147’ parking lot.

The consideration for the acquisition will be Eight Hundred and Twenty Thousand Dollars and Zero Cents (“\$820,000.00”).

The Department of Finance has submitted companion legislation requesting permission to issue a bond for this amount.

This price was negotiated by the Department of Assessment with guidance from Corporation Counsel.

Sincerely,

Jeremy Robinson
Commissioner of Public Works

Dept. of Public Works
1200 Canal St. Extension
Syracuse, N.Y. 13210

Office 315 448-2489
Fax 315 448-8531

www.syr.gov.net

29



DEPARTMENT OF PUBLIC WORKS

CITY OF SYRACUSE, MAYOR BEN WALSH

December 5, 2024

Jeremy Robinson
Commissioner

Ann Fordock
Deputy Commissioner

Martin E. Davis, L.S.
Deputy Commissioner

Mr. Tim Rudd
Director of Management & Budget
City Hall, Room 213
Syracuse, New York 13202

Re: Request for Legislation – Authorizing the Acquisition of 516 Prospect Avenue and Associated Parcels

Dear Mr. Rudd:

Please prepare legislation for the next Common Council meeting authorizing the City of Syracuse to acquire four parcels of real property from St. Joseph's Health Center Properties, Inc. for the Syracuse City School District, which would continue to utilize the space for Elmcrest Children's Center educational programming. A resolution from SCSD requesting the property is attached.

The parcels include:

- 516 Prospect Avenue (008.-17-21.0), a 10,380 square foot two-story office building.
- 508-10 Prospect Avenue (008.-17-18), a 68' x 189' parking lot.
- 512 Prospect Avenue (008.-17-19), a 43' x 147' parking lot.
- 514 Prospect Avenue (008.-17-20), a 37' x 147' parking lot.

The consideration for the acquisition will be Eight Hundred and Twenty Thousand Dollars and Zero Cents ("820,000.00").

The Department of Finance has submitted companion legislation requesting permission to issue a bond for this amount.

This price was negotiated by the Department of Assessment with guidance from Corporation Counsel.

Dept. of Public Works
1200 Canal St. Extension
Syracuse, N.Y. 13210

Office 315 448-2489
Fax 315 448-8531

www.syr.gov.net

↵ Sincerely,

Jeremy Robinson
Commissioner of Public Works



**SYRACUSE CITY SCHOOL DISTRICT
BOARD OF EDUCATION
SYRACUSE, NEW YORK**

RESOLUTION

Lease Agreement with the City of Syracuse for the Acquisition & Lease of 516 Prospect Ave.

- Whereas:** the City of Syracuse intends to purchase the property located at 516 Prospect Ave. in the amount of \$820,000; and
- Whereas:** the Syracuse City School District currently leases the property located at 516 Prospect Ave. for the purpose of Adult Education and Adult English as a Second Language Learner programs; and
- Whereas:** the property at 516 Prospect Ave. has been a vital location for the Refugee Assistance Program (RAP), also known as "Bob's School," which has been serving refugees, immigrants, and native-born individuals since 1978. The program offers English as a Second Language (ESL) classes, career counseling, employment training, and support services to help participants integrate into the community and achieve self-sufficiency; and
- Whereas:** the Syracuse City School District intends to continue to lease the space located at 516 Prospect Ave from the City of Syracuse. at a negotiated amount after the purchase in order to continue to provide these vital services to our families and community; now, therefore, be it
- Resolved:** by the Board of Education of the Syracuse City School District that:
1. The Board of Education supports the City of Syracuse's purchase of the property located at 516 Prospect Ave.
 2. The Board of Education acknowledges the historical and ongoing importance of the Refugee Assistance Program at this location and commits to supporting its continued operation.
 3. The Board of Education authorizes the Superintendent or designee to negotiate and execute a lease agreement for the continued use of the property located at 516 Prospect Ave. for Adult Education and Adult English as a Second Language Learner programs.
 4. This resolution shall take effect immediately upon its adoption.
- Dated:** December 11, 2024

I hereby certify that the attached is a true copy of Resolution #1224-101 Lease Agreement with the City of Syracuse for the Acquisition & Lease of 516 Prospect Ave. adopted by the Board of Education of the Syracuse City School District of the City of Syracuse, New York, at a Regular Board Meeting on December 11, 2024 on a vote of 6 Yes; 0 No



Eileen Steinhardt
District Clerk
Board of Education, Syracuse City School District

December 13, 2024
Date of Certification

Ordinance No.

2024

**ORDINANCE AMENDING ORDINANCE
NO. 796-2023 AUTHORIZING AGREEMENT
WITH THE ONONDAGA COUNTY RESOURCE
RECOVERY AGENCY (OCRRA) FOR USE OF
OCRRA'S SOLID WASTE DISPOSAL SYSTEM**

BE IT ORDAINED, that Ordinance No. 796-2023 is hereby amended to read as follows:

WHEREAS, the City and Onondaga County entered into an Intermunicipal Agreement to create the Onondaga County Resource Recovery Agency (OCRRA); and

WHEREAS, OCRRA was subsequently created by New York State to dispose of solid waste in Onondaga County; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that the Mayor be and he is hereby authorized to enter into an agreement with the Onondaga County Resource Recovery Agency (OCRRA) for use of OCRRA's solid waste disposal system; and

BE IT FURTHER ORDAINED, that said agreement shall be for a period of one (1) year commencing January 1, 2024 and continuing through December 31, 2024; and

BE IT FURTHER ORDAINED, that pursuant to said agreement, the City shall pay the tipping fees set forth below to be charged to Account #01.81600.540552 and Account #01.81700.540552:

Year	Gross Tipping Fee	Prompt Payment Credit	Net Tipping Fee
2024	\$105.00/Ton	\$4.00/Ton	\$101.00/Ton

; and

BE IT FURTHER ORDAINED, that pursuant to said agreement, the City shall pay a Recycling Fee of \$40.00/Ton for the term of the agreement; and

BE IT FURTHER ORDAINED, that the 2024 Agreement is hereby extended for an additional one (1) year period effective January 1, 2025 through December 31, 2025, and the City shall pay the tipping fees set forth below to be charged to Account #01.81600.540552 and Account #01.81700.540552:

<u>Year</u>	<u>Gross Tipping Fee</u>	<u>Prompt Payment Credit</u>	<u>Net Tipping Fee</u>
<u>2025</u>	<u>\$105.00/Ton</u>	<u>\$4.00/Ton</u>	<u>\$101.00/Ton</u>

; and

BE IT FURTHER ORDAINED, that said amended agreement shall contain such other terms and conditions as the Corporation Counsel shall deem in the best interest of the City of Syracuse.



DEPARTMENT OF PUBLIC WORKS

CITY OF SYRACUSE, MAYOR BEN WALSH

22

December 4, 2024

Jeremy Robinson
Commissioner

Ann Fordock
Deputy Commissioner

Martin E. Davis, L.S.
Deputy Commissioner

Patricia McBride
City Clerk
231 City Hall
Syracuse, NY 13203

Re: Mayoral Approval to Amend Ordinance 796-2023 to Extend the Agreement between OCRRA and the City of Syracuse for the use of OCRRA's Solid Waste Management System (Hauler Agreement), SYGOV 24-209

Dear Ms. McBride,

Please prepare legislation upon Mayoral approval for the next Common Council meeting to authorize the City of Syracuse to extend the existing agreement with OCRRA for the use of OCRRA's Solid Waste Management System (Haulers Agreement), contract #SYGOV 24-209.

- The term of the extended agreement shall be for one year commencing on January 1, 2025 and shall terminate December 31, 2025.
- The tipping fee for the solid waste system will remain the same, \$105.00 per ton with an incentive available of \$4.00 per ton credit offered for prompt payment, making a net amount of \$101.00 per ton, incentive included. The residential tipping fee for recycling will remain the same, \$40.00 per ton

Expenditures will be charged to 01.81600.540552 and 01.81700.540552 or any other account deemed appropriate by the Commissioner of Finance.

Please do not hesitate to contact me directly if you have any questions or require additional information.

Very truly yours,

Jeremy Robinson
Commissioner of DPW

Department of Public
Works
1200 Canal St.
Extension
Syracuse, N.Y. 13202

Office 315 448-2489
Fax 315 448-8531

www.syr.gov.net

7




OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Timothy M. Rudd
Director

Julie Castellitto
Assistant Director

TO: Mayor Ben Walsh
FROM: Timothy M. Rudd, Director of Management and Budget 
DATE: December 6, 2024
SUBJECT: Amend Agreement – OCRRA

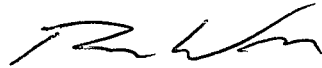
On behalf of the Department of Public Works, I am requesting that the City of Syracuse amend Ordinance #796-2023 to extend the existing agreement with OCRRA for the use of OCRRA's Solid Waste Management System (Haulers Agreement), contract #SYGOV 24-209.

- The term of the extended agreement shall be for one year commencing on January 1, 2025 and shall terminate December 31, 2025.
- The tipping fee for the solid waste system will remain the same, \$105.00 per ton with an incentive available of \$4.00 per ton credit offered for prompt payment, making a net amount of \$101.00 per ton, incentive included. The residential tipping fee for recycling will remain the same, \$40.00 per ton

Expenditures will be charged to 01.81600.540552 and 01.81700.540552 or any other account deemed appropriate by the Commissioner of Finance.

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.



Mayor Ben Walsh
City of Syracuse, New York

12-11-24

Date

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov



OCRRA
100 Elwood Davis Road
North Syracuse, NY 13212-4312
(315) 453-2866 • Fax (315) 453-2872

November 18, 2024

City of Syracuse
ATTN: Ann Fordock
1200 Canal Street Extension
Syracuse NY 13210

Re: Letter Extension Agreement

The Onondaga County Resource Recovery Agency (OCRRA) is pleased to offer a one-year extension to the existing Hauler Agreement. This extension will be through the calendar year 2025. OCRRA is also offering to extend the agreement without increasing either the Residential Tip Fee or the Acceptable Waste Tipping Fee. This agreement will therefore extend the Hauler Agreement upon the same terms and conditions as the existing agreement and incorporates the existing agreement in its entirety by reference herein.

By signing below the parties agree to be bound hereby, and further represent that the party signing this letter agreement has the authority to bind said party.

So Agreed,

Hauler:

Date



Kevin Spillane,
Executive Director,
OCRRA

Date

23 14 23 39

Ordinance No.

2024

ORDINANCE AUTHORIZING THE CITY OF SYRACUSE TO ADOPT A NEGATIVE DECLARATION PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT REGARDING THE SALE OF 1025 SUNNYCREST ROAD EASTWOOD HEIGHTS TO THE SYRACUSE HOUSING AUTHORITY

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, as amended, the New York State Environmental Quality Review Act (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the “Regulations”), the City of Syracuse (the “City”) desires to comply with the SEQR Act and the Regulations with respect to the sale of 1025 Sunnycrest Road to the Syracuse Housing Authority (the “Project”); and

WHEREAS, the City’s Planning Commission met on July 29, 2024 to approve the resubdivision of 1025 Sunnycrest Road and in the course of said review declared itself Lead Agency and made a negative declaration pursuant to SEQRA regarding the Project; and

WHEREAS, in furtherance of this objective, the City’s Common Council adopts the Environmental Assessment Form (“EAF”) for the Project completed by the Planning Commission as Lead Agency (a copy of the EAF is attached hereto as Appendix “A”); and

WHEREAS, pursuant to the Regulations, the City, acting through its Planning Commission, has considered the significance of the potential environmental impacts of

the Project by (a) using the criteria specified in Section 617.7 of the Regulations, and (b) examining the EAF for the Project, together with other available supporting information, to identify the relevant areas of environmental concern, and (c) thoroughly analyzing the identified areas of relevant environmental concern; NOW, THEREFORE,

BE IT ORDAINED, that, subject to the approval of the Mayor, this Common Council authorizes the following findings and determinations:

Based upon an examination of the EAF and the SEQRA review conducted by the Planning Commission and other available supporting information, and considering both the magnitude and importance of each relevant area of environmental concern, based further upon the City's knowledge of the area surrounding the property and such further investigation of the sale and its potential environmental impact as the City has deemed appropriate, the City makes the following findings and determinations:

1. The Project is described on Appendix "A"; and
2. The Project constitutes an "Unlisted Action" (as the quoted term is defined in the Regulations); and
3. No significant adverse environmental impacts are noted in the EAF for the Project and none are known to the City. Therefore, the City hereby determines that the Project will not have a significant adverse environmental impact, and the City will not require the preparation of an environmental impact statement with respect to the Project; and;

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately.

EXHIBIT A

Agency Use Only [If applicable]

Project:	R-24-39
Date:	7/29/24

**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"/>

PRINT FORM

Project: R-24-39
 Date: 7/29/24

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 Planning Commission <hr/> Name of Lead Agency Steven Kulick <hr/> Print or Type Name of Responsible Officer in Lead Agency <hr/> Signature of Responsible Officer in Lead Agency	7/29/24 <hr/> Date <hr/> Chairperson <hr/> Title of Responsible Officer <hr/> Signature of Preparer (if different from Responsible Officer)

PRINT FORM

23 X 23 3A

DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH



October 29, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
230 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

Michael A. Lehmann
Deputy Commissioner

Re: Request for Legislation – SEORA Negative Determination relative to 1025 Sunnycrest Road

Dear Ms. McBride:

Please prepare legislation for the next Common Council meeting authorizing a proposed ordinance to authorize the adoption of a negative determination in accordance with the environmental assessment form attached here to as Appendix "A" relative to the Department of Assessment's request to dispose of real property located at 1025 Sunnycrest Road, Syracuse, New York (the "Property").

This proposed action is related to the request for a local law authorizing sale of the Property to the Syracuse Housing Authority (SHA), allowing SHA, in partnership with a private-sector developer, to undertake a full renovation of the property that will add four residential apartments to the 49- unit building.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

**Department of
Assessment**
233 E. Washington St.
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270

assessment@syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

54

218 24 40

Local Law No.
City of Syracuse

2024

**A LOCAL LAW OF THE CITY OF SYRACUSE
AUTHORIZING THE MAYOR TO SELL ALL
RIGHT, TITLE AND INTEREST IN THE REAL
PROPERTY LOCATED AT 1025 SUNNYCREST
ROAD, SYRACUSE NEW YORK (TAX MAP ID
SBL 027.-09-01.3) TO THE SYRACUSE HOUSING
AUTHORITY (SHA) A NEW YORK STATE
AUTHORIZED HOUSING AUTHORITY**

BE IT ENACTED, by the Common Council of the City of Syracuse, as follows:

Section 1. In accordance with the City Charter Section 6-202(3), the Mayor is hereby authorized and empowered to grant and convey all right, title and interest in 1025 Sunnycrest Road, Syracuse, New York (Tax Map ID # SBL 027.-09-01.3) as more fully described in the survey attached hereto as Exhibit A, to the Syracuse Housing Authority, a New York State authorized Housing Authority ("SHA"); in return for the conveyance to the City of a fee interest in an approximately 4.28-acre portion of SHA-owned property located at 301-11 East Taylor Street, (Tax Map ID# SBL 095.-08-01.0) commonly known as Latimer Terrace, upon such terms and provisions and conditions as the Mayor may prescribe.

Section 2. The Mayor is hereby authorized to execute any and all documents necessary to complete the aforementioned transaction subject to review and approval by the Corporation Counsel.

Section 3. This local law shall take effect immediately, subject to the provisions of the Municipal Home Rule Law of the State of New York.

Exhibit "A"

SUGGESTED LEGAL DESCRIPTION

PROPOSED LOT 46A.1

CITY OF SYRACUSE - EASTWOOD SYRACUSE HOUSING

ALL THAT PIECE OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga, and State of New York, being part of Parcel I - Lot 46A in said city as shown on a map entitled "Location and Boundary Survey of Eastwood Junior High School" prepared by the City of Syracuse Department of Engineering dated April 4, 1984, last revised June 6, 1996 and filed on June 11, 1997 in the Onondaga County Clerk's Office as Map 8473, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the northerly margin of Sunnycrest Road with the easterly margin of Nichols Avenue;

Thence North 03 deg. 51 min. 00 sec. West, along the easterly margin of Nichols Avenue, 368.56 feet to a point;

Thence through said Lot 46A the following three (3) courses and distances:

- 1) North 86 deg. 19 min. 05 Sec. East, 171.10 feet to a point; thence
- 2) North 04 deg. 10 min. 10 sec. West, 23.70 feet to a point; and
- 3) North 85 deg. 49 min. 50 sec. East, 139.03 feet to its intersection with the division line between said Lot 46A on the west and Lot 107A of said filed map on the east;

Thence South 03 deg. 51 min. 00 sec. East, along said division line, 390.80 feet to its intersection with the northerly margin of Sunnycrest Road;

Thence South 85 deg. 49 min. 50 Sec. West, along the northerly margin of Sunnycrest Road, 310.00 feet to the point or place of beginning.

CONTAINING 2.69 acres of land, more or less.

TOGETHER WITH an easement for access purposes over the hereinafter described parcel of land being more particularly described as follows:

BEGINNING at a point in the southerly margin of Avon Road, said point being located South 85 deg. 49 min. 50 sec. West, 30.00 feet from the northeast corner of Lot 46A as shown on a map entitled "Location and Boundary Survey of Eastwood Junior High School" prepared by the City of Syracuse Department of Engineering dated April 4, 1984, last revised June 6, 1996 and filed on June 11, 1997 in the Onondaga County Clerk's Office as Map 8473;

Thence South 03 deg. 51 min. 00 Sec. East, 99.20 feet to a point;

Thence South 85 deg. 49 min. 50 Sec. West, 30.00 feet to a point;

Thence North 03 deg. 51 min. 00 Sec. West, 99.20 feet to its intersection with the southerly margin of Avon Road;

Thence North 85 deg. 49 min. 50 Sec. East, 30.00 feet to the point or place of beginning.

ALSO TOGETHER WITH an easement for access purposes over the hereinafter described parcel of land being more particularly described as follows:

BEGINNING at the point of intersection of the southerly margin of Avon Road with the easterly margin of Nichols Avenue;

Thence North 85 deg. 49 min. 50 sec. East, along the southerly margin of Nichols Avenue, 13.91 feet to a point;

Thence South 30 deg. 20 min. 26 sec. East, 39.76 feet to a point;

Thence South 09 deg. 47 min. 02 sec. East, 86.52 feet to its intersection with the north line of the hereinabove described Proposed Lot 46A.1;

Thence South 86 deg. 19 min. 05 sec. West, along the north line of Proposed Lot 46A.1, 30.17 feet to a point;

Thence North 09 deg. 47 min. 02 sec. West, 77.87 feet to a point;

Thence North 30 deg. 20 min . 26 sec. West, 5.32 feet to its intersection with the easterly line of Nichols Avenue;

Thence North 03 deg. 51 min. 00 sec. West, along the easterly margin of Nichols Avenue, 39.26 feet to the point or place of beginning.

Prepared by: David J. Uhrinec, PLS 050052 on July 3, 2024

Prepared by: David J. Uhrinec, PLS
June 25, 2024

24 18 24 40

DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH



October 28, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

Re: Sale of Real Property at 1025 Sunnycrest Road

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

The Department of Assessment requests a Local Law to authorize the sale of all right, title, and interest in the real property known as Eastwood Heights, located at 1025 Sunnycrest Road, (the Property) to the Syracuse Housing Authority (SHA).

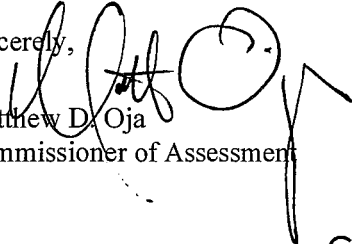
This is a portion of a parcel, recently subdivided into two lots, that was previously identified as SBL 027.-09-01.1. The Property contains a three-story brick structure constructed in 1923 to serve as Eastwood High School; the City of Syracuse took title to the Property in 1926 when the Village of Eastwood was annexed by the City. After the school was decommissioned in the late 1970s, the City undertook a residential conversion project to construct 49 apartments in the building and retained (SHA) to serve as managing agent for the Property, which began operation as an apartment building in 1989.

The Local Law should authorize the Mayor to sign a Purchase and Sale Agreement, including an Options Agreement for the East Taylor Street property to be received by the City with SHA to effectuate the purchase under the terms set forth in this request.

Per the terms of a shelter rent agreement authorized by Common Council ordinance in 2022 and amended in 2023, SHA has retained a private-sector development partner and intends to undertake a full renovation of the property that will add four residential units for a total of 53 apartments. To realize this redevelopment proposal, SHA seeks to acquire fee title to the Property. As consideration for the Property, SHA will convey to the City fee interest in an approximately 186,393.50 square foot portion of SHA-owned property located at 301-11 East Taylor Street (to be resubdivided from the parcel identified as SBL 095.-08-01.0). Should closing on the Property occur prior to closing on the East Taylor Street parcel, consideration will consist of a note and mortgage in the amount of \$500,000.

Department of Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Sincerely,

Matthew D. Oja
Commissioner of Assessment

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

41

25 16 25 41

Ordinance No.

2024

**ORDINANCE AUTHORIZING THE CITY TO
ADOPT A NEGATIVE DECLARATION
PURSUANT TO THE NEW YORK STATE
ENVIRONMENTAL QUALITY REVIEW
ACT REGARDING THE ACQUISITION OF
301-311 EAST TAYLOR STREET FROM
THE SYRACUSE HOUSING AUTHORITY**

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, as amended, the New York State Environmental Quality Review Act (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the “Regulations”), the City of Syracuse (the “City”) desires to comply with the SEQR Act and the Regulations with respect to the acquisition of 301-311 East Taylor Street from the Syracuse Housing Authority (the “Project”); and

WHEREAS, the City’s Planning Commission met on October 21, 2024 to approve the resubdivision of 927 South State Street into two new lots including the creation of 311 East Taylor Street and in the course of said review declared itself Lead Agency and made a negative declaration pursuant to SEQRA regarding the Project; and

WHEREAS, in furtherance of this objective, the City’s Common Council adopts the Environmental Assessment Form (“EAF”) for the Project completed by the Planning Commission as Lead Agency (a copy of the EAF is attached hereto as Appendix “A”); and

WHEREAS, pursuant to the Regulations, the City, acting through its Planning Commission, has considered the significance of the potential environmental impacts of

the Project by (a) using the criteria specified in Section 617.7 of the Regulations, and (b) examining the EAF for the Project, together with other available supporting information, to identify the relevant areas of environmental concern, and (c) thoroughly analyzing the identified areas of relevant environmental concern; NOW, THEREFORE,

BE IT ORDAINED, that, subject to the approval of the Mayor, this Common Council authorizes the following findings and determinations:

Based upon an examination of the EAF and the SEQRA review conducted by the Planning Commission and other available supporting information, and considering both the magnitude and importance of each relevant area of environmental concern, based further upon the City's knowledge of the area surrounding the property and such further investigation of the sale and its potential environmental impact as the City has deemed appropriate, the City makes the following findings and determinations:

1. The Project is described on Appendix "A"; and
2. The Project constitutes an "Unlisted Action" (as the quoted term is defined in the Regulations); and
3. No significant adverse environmental impacts are noted in the EAF for the Project and none are known to the City. Therefore, the City hereby determines that the Project will not have a significant adverse environmental impact, and the City will not require the preparation of an environmental impact statement with respect to the Project; and;

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately.

EXHIBIT A

Agency Use Only [If applicable]

Project:	R-24-56
Date:	10/21/2024

**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"/>

PRINT FORM

25 16 25 41



DEPARTMENT OF PUBLIC WORKS

CITY OF SYRACUSE, MAYOR BEN WALSH

October 29, 2024

Jeremy Robinson
Commissioner

Ann Fordock
First Deputy
Commissioner

Martin E. Davis, L.S.
Deputy Commissioner

Patricia K. McBride
City Clerk
230 City Hall
Syracuse, New York 13202

Re: Request for Legislation – SEQRA Negative Determination relative to acquisition of Latimer Terrace Lot (301 – 311 Taylor Street).

Dear Ms. McBride:

Please prepare legislation for the next Common Council meeting authorizing a proposed ordinance to authorize the adoption of a negative determination in accordance with the environmental assessment form attached here to as Appendix "A" relative to the Department of Public Work's request to acquire real property located at 301 – 311 Taylor Street, Syracuse, New York commonly known as Latimer Terrace (the "Property").

This proposed action is related to the request for a local law authorizing sale of 1025 Sunnycrest Road, Syracuse, New York to the Syracuse Housing Authority (SHA), allowing SHA, in partnership with a private-sector developer, to undertake a full renovation of the property that will add four residential apartments to the 49- unit building. As noted in the local law request letter, the acquisition of 301-311 Taylor Street is the consideration for the sale of 1025 Sunnycrest Road.

Sincerely,

Jeremy Robison
Commissioner of Public Works

Dept. of Public Works
1200 Canal St. Extension
Syracuse, N.Y. 13210

Office 315 448-2489
Fax 315 448-8531

www.syr.gov.net

55

26 17 26 42

Ordinance No.

2024

**ORDINANCE AUTHORIZING THE
COMMISSIONER OF PUBLIC WORKS TO
ACQUIRE 301-311 EAST TAYLOR STREET
COMMONLY KNOWN AS LATIMER TERRACE
FROM THE SYRACUSE HOUSING AUTHORITY**

WHEREAS, the acquisition by the City of an approximately 186,393.50 square foot portion of 301-311 East Taylor Street, Syracuse, New York, commonly known as Latimer Terrance, owned by the Syracuse Housing authority (“SHA”) is necessary for the Children’s Rising Center; and

WHEREAS, this property will be resubdivided from the parcel identified as SBL 095.-08-01.0); and

WHEREAS, this property is being acquired by the City as consideration for the sale of City owned property at 1025 Sunnycrest Road, Syracuse, New York, commonly known as Eastwood Heights, from the Syracuse Housing Authority (“SHA”), which the Commissioner Assessment has requested by a contemporaneous local law authorization by this Common Council;

NOW, THEREFORE,

BE IT ORDAINED, that the Commissioner of Public Works is hereby authorized with the assistance of the Commissioner of Assessment to acquire an approximately 186,393.50 square foot portion of 301-311 East Taylor Street, Syracuse, New York, commonly known as Latimer Terrance, owned by the Syracuse Housing authority (“SHA”); and

BE IT FURTHER ORDAINED, that in consideration for acquisition of the aforementioned property, the City of Syracuse will sell 1025 Sunnycrest Road, Syracuse, New York to the Syracuse Housing Authority (“SHA”) by local law authorized contemporaneously by this Council; and

BE IT FURTHER ORDAINED, that all transfer documents associated with this transaction shall be subject to review and approval by the City’s Corporation Counsel as to form and legality.



26 17 26 AD

DEPARTMENT OF PUBLIC WORKS

CITY OF SYRACUSE, MAYOR BEN WALSH

October 28, 2024

Jeremy Robinson
Commissioner

Ann Fordick
First Deputy
Commissioner

Martin E. Davis, L.S.
Deputy Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Re: Request for Legislation – Authorizing the Acquisition of a Portion of 301-11 East Taylor Street

Dear Ms. McBride:

Please prepare legislation for the next Common Council meeting authorizing the City of Syracuse to acquire an approximately 186,393.50 square foot portion of 301-11 East Taylor Street (to be resubdivided from the parcel identified as SBL 095.-08-01.0) from the Syracuse Housing Authority (SHA). This property is being accepted as consideration for the City-owned property at 1025 Sunnycrest Road, which the City intends to convey to SHA under separate Common Council authorization. No additional consideration will be exchanged.

The city of Syracuse (the "City") plans on entering into a lease agreement with Blueprint 15 (the "Tenant") for the acquired property. The Tenant will develop and the Children Rising Center on the site; this facility will encompass daycare, children's activity opportunities, and health and wellness services for the surrounding community.

Sincerely,

Jeremy Robinson
Commissioner of Public Works

Dept. of Public Works
1200 Canal St. Extension
Syracuse, N.Y. 13210

Office 315 448-2489
Fax 315 448-8531

www.syr.gov.net

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

42

27 18 27 43

Ordinance No.

2024

**ORDINANCE AUTHORIZING A LEASE
AGREEMENT BETWEEN THE CITY OF
SYRACUSE AND BLUEPRINT 15 RELATIVE TO
A PORTION OF THE PROPERTY AT 310-311
EAST TAYLOR STREET FOR THE OPERATION
OF THE CHILDREN'S RISING CENTER**

WHEREAS, the Commissioner of Assessment has requested that this Common Council authorize a lease agreement with Blueprint 15 for a 186,393.50 square foot portion of property located at 301-311 East Taylor Street to be resubdivided from the parcel identified as SBL 095.-08-01.0; and

WHEREAS, Blueprint 15 will develop and construct the Children's Rising Center on the site which will encompass daycare, children's activities, and health and wellness services for the surrounding community; and

WHEREAS, the Children's Rising Center will be an integral part of the East Adams Neighborhood Transformation Project, a mixed income, inclusive redevelopment of blocks of public housing south of Downtown Syracuse; and

NOW, THEREFORE,

BE IT ORDAINED, that the Commissioner of Assessment, on behalf of the City of Syracuse, be and he hereby is authorized to execute a lease agreement under the following terms:

(1) The Lease term will be for the period from January 1, 2025 through December 31, 2123 at a rate of \$1.00 per year.

BE IT FURTHER ORDAINED, that said lease agreement shall be subject to the approval of the Corporation Counsel as to terms, form and content.

27 18 27 43



DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

October 28, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
230 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

Re: Lease of Portion of Property at 301-11 East Taylor Street

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

The Department of Assessment requests that the Common Council authorize a Lease Agreement ("Lease") for a 186,393.50 square foot portion of property located at 301-11 East Taylor Street (to be resubdivided from the parcel identified as SBL 095.-08-01.0). The Lease is between the City of Syracuse (the "City") and Blueprint 15 (the "Tenant"). The Tenant will develop and the Children Rising Center on the site; this facility will encompass daycare, children's activity opportunities, and health and wellness services for the surrounding community. This is expected to be an integral part of the East Adams Neighborhood Transformation Project, a mixed-income, inclusive redevelopment of blocks of public housing south of Downtown.

The term of the Lease is ninety-nine (99) years, commencing on January 1st, 2025 and expiring on December 31st, 2123.

The monthly rental amount to be paid under this Lease Agreement shall be one dollar (\$1.00) per month for the term of the lease, plus utilities, charges, and fees, due and payable on or before the first day of each month. Additional consideration for the City will take the form of site preparation and environmental remediation expenditures, to be borne by the Tenant as part of the redevelopment project.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

Department of Assessment
233 E. Washington St.
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270

assessment@syr.gov

43




OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Timothy M. Rudd
Director

Julie Castellitto
Assistant Director

TO: Mayor Ben Walsh
FROM: Timothy M. Rudd, Director of Management and Budget 
DATE: October 29, 2024
SUBJECT: Lease Agreement – Blueprint 15


On behalf of the Department of Assessment, I am requesting the City enter into a Lease Agreement (“Lease”) for a 186,393.50 square foot portion of property located at 301-11 East Taylor Street (to be resubdivided from the parcel identified as SBL 095.-08-01.0). The Lease is between the City of Syracuse (the “City”) and Blueprint 15 (the “Tenant”). The Tenant will develop and the Children Rising Center on the site; this facility will encompass daycare, children’s activity opportunities, and health and wellness services for the surrounding community. This is expected to be an integral part of the East Adams Neighborhood Transformation Project, a mixed-income, inclusive redevelopment of blocks of public housing south of Downtown.

The term of the Lease is ninety-nine (99) years, commencing on January 1st, 2025 and expiring on December 31st, 2123.

The monthly rental amount to be paid under this Lease Agreement shall be one dollar (\$1.00) per month for the term of the lease, plus utilities, charges, and fees, due and payable on or before the first day of each month. Additional consideration for the City will take the form of site preparation and environmental remediation expenditures, to be borne by the Tenant as part of the redevelopment project.

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.



Mayor Ben Walsh
City of Syracuse, New York

OCT 30 2024
Date

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov

General Ordinance No.

2024

**ORDINANCE AUTHORIZING THE
REVOCATION OF THE SPECIAL USE
PERMIT (SP-03-29) AND ITS SUBSEQUENT
MODIFICATION (SP-03-29M1) TO OPERATE A
BAR AND RESTAURANT AT THE PROPERTY
SITUATED AT 623-625 WOLF STREET SALINA
STREET, THE CURRENT LOCATION OF
TOMMY'S BAR & GRILL**

BE IT ORDAINED, that as required by the procedures of ReZone, the Common Council held a public hearing in the Van B. Robinson Common Council Chambers, City Hall, Syracuse, New York, on December 18, 2024 at 5:00 p.m. relative to the revocation of the special use permit (SP-03-29) and its subsequent modification (SP-03-29M1) to operate a bar and restaurant at the property situated at 623-625 Wolf Street, the current location of Tommy's Bar & Grill for failure to comply with the terms and conditions of the special use permit as detailed in the report prepared by the Office of Zoning Administration attached hereto as Exhibit "A"; and having heard the public comments and reviewed the report submitted by the Office of Zoning Administration for the City of Syracuse, this Common Council hereby approves the recommendation of the City of Syracuse Planning Commission and pursuant to hereby revokes the special use permit (SP-03-29) and its subsequent modification (SP-03-29M1) to operate a bar and restaurant at the property situated at 623-625 Wolf Street, the current location of Tommy's Bar & Grill pursuant to ReZone Article 5.4 (B) (3) (f) (3) and the Office of Zoning Administration is hereby directed to take any further steps necessary to effectuate the revocation as approved herein.

EXHIBIT A



Office of Zoning Administration

MAYOR, BEN WALSH • ZONING ADMINISTRATOR, JAKE DISHAW

Report Requesting Revocation of Special Use Permit SP-03-29, and SP-03-29M1, Previously Issued to 623-25 Wolf Street

November 13, 2024

Submitted by: Jake Dishaw
Zoning Administrator
Department of Neighborhood
And Business Development

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration
One Park Place, 300 S State St, Suite 700 Syracuse, N.Y. 13202
Office 315 448 8640 zoning@syr.gov www.syr.gov

EXHIBIT LIST

- Exhibit 1 – Certificate of Use Application submitted by Mr. Thomas Marzullo IV to the City of Syracuse on or about April 10, 2024. Personal contact information has been redacted from the application.
- Exhibit 2 – Property Description Report for 623-25 Wolf Street, Syracuse, New York 13208, retrieved on September 25, 2024, from a publicly available database maintained by Onondaga County.
- Exhibit 3 – Aerial photograph of 623-25 Wolf Street, Syracuse, New York 13208, retrieved on September 25, 2024, from Google Maps.
- Exhibit 4 – Street-view photograph of 623-25 Wolf Street, Syracuse, New York 13208, retrieved on September 25, 2024, from Google Maps.
- Exhibit 5 – Portion of the City of Syracuse Zoning Map depicting 623-25 Wolf Street and surrounding area.
- Exhibit 6 – Portion of Syracuse Zoning Ordinance (“ReZone”) containing description of MX-02 Zoning District.
- Exhibit 7 – Portion of ReZone containing Table of Allowable Uses for each zoning district.
- Exhibit 8 – 2020 Application for a Modification to 2003 Special Use Permit. Personal Contact information has been redacted from the application.
- Exhibit 9 – 2003 Special Use Permit issued to 623-25 Wolf Street, Syracuse, New York 13208.
- Exhibit 10 – 2020 Modification to the 2003 Special Use Permit.
- Exhibit 11 – Portion of ReZone containing procedure for Special Use Permit Revocation.
- Exhibit 12 – May 19, 2024, Syracuse Police Department ISR Report. Personal contact information has been redacted from this report.
- Exhibit 13 – Syracuse Police Department (“SPD”) Report regarding June 30, 2024, loud music complaint at Tommy’s Bar and Grill.
- Exhibit 14 – SPD Report regarding July 5, 2024, disorderly conduct complaint at Tommy’s Bar and Grill.
- Exhibit 15 – SPD Report authored by Officer Gleason regarding September 14, 2024, shooting with injuries complaint at Tommy’s Bar and Grill. Personal identification information has been redacted from this report.

- Exhibit 16 – SPD Report authored by Officer Cordero Jr. regarding September 14, 2024, shooting with injuries complaint at Tommy’s Bar and Grill. Personal identification information has been redacted from this report.
- Exhibit 17 – SPD Report authored by Officer Romanick regarding September 14, 2024, shooting with injuries complaint at Tommy’s Bar and Grill. Personal identification information has been redacted from this report.
- Exhibit 18 – SPD Report authored by Officer Gilbert regarding September 14, 2024, shooting with injuries complaint at Tommy’s Bar and Grill. Personal identification information has been redacted from this report.
- Exhibit 19 – September 17, 2024, CNY Central News Report Video
- Exhibit 20 – September 16, 2024, CNY Central News Report Video

PRELIMINARY STATEMENT

Pursuant to ReZone Section 5.4(B)(3)(f)(3), I offer this report in support of the proposed ordinance before the City of Syracuse Common Council requesting the revocation of special use permit SP-03-29, and its subsequent modification, SP-03-29M1, issued to 623-25 Wolf Street, Syracuse, New York, 13208 (the “premises” or “property”). In recent years, Tommy’s Bar and Grill, has operated as a bar and a restaurant at 623-25 Wolf Street. Tommy’s Bar and Grill has been the site of numerous crimes in recent months and has been the subject of multiple neighborhood complaints. Based on troubling events occurring at 623-25 Wolf Street, I conducted an investigation to determine whether the property has been compliant with various conditions imposed upon it through its initial 2003 special use permit and subsequent 2020 special use permit modification.

As discussed in more detail below, my investigation revealed that the property has violated the conditions imposed by its special use permit and subsequent modification. Further, it is my professional opinion that the violations have caused a detrimental effect on the character and development of the surrounding properties and neighborhood. Therefore, I respectfully request that the Common Council revoke the special use permit and subsequent modification issued to 623-25 Wolf Street.

RELEVANT BACKGROUND INFORMATION

Description of Property, Premises and Business with Relevant History

1. Property Description

Marzullo, LLC, d/b/a Tommy’s Bar and Grill (“Tommy’s Bar and Grill”) is a bar and restaurant located at 623-25 Wolf Street, Syracuse New York 13208. *See Ex. 1.* Tommy’s Bar and Grill is owned and operated by Mr. Thomas Marzullo IV. *Ex. 1.* The real property—located at 623-25 Wolf Street, Syracuse, New York 13208—is co-owned by East Coast Housing, LLC, and West Coast Housing LLC. *See Ex. 2.* An aerial picture of Tommy’s Bar and Grill, retrieved from Google Maps on September 25, 2024, is reproduced below.

Figure No. 1: Google Maps 3d view of 623-25 Wolf Street, marked by a red pin.



A street view picture of Tommy’s Bar and Grill, retrieved from Google Maps on September 25, 2024 is reproduced below.

Figure No. 2: Google Maps Street View of 623-25 Wolf Street¹, taken in September 2023



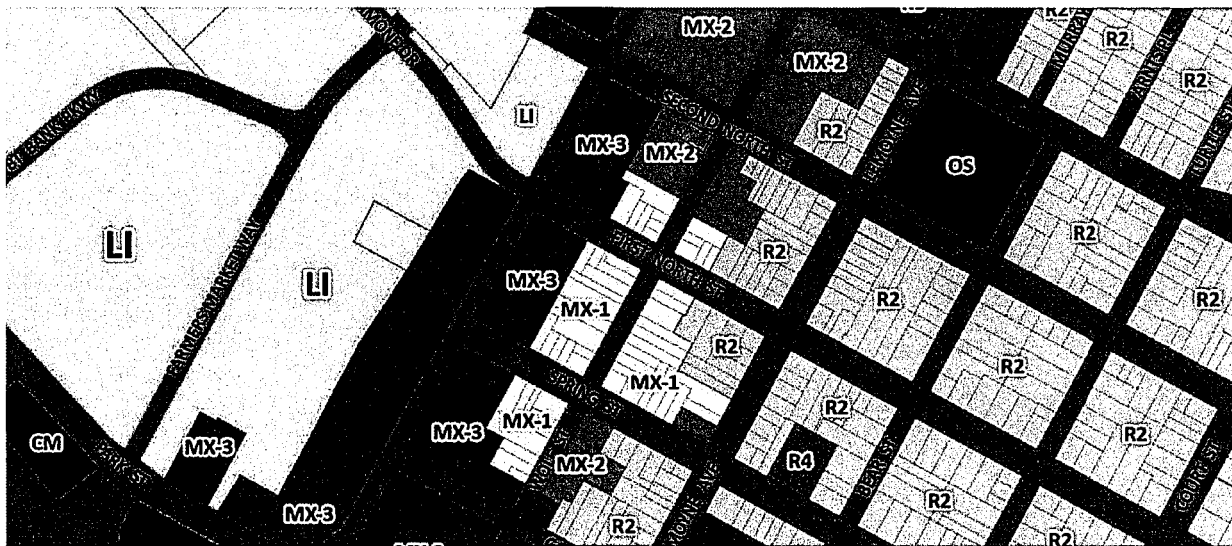
¹ According to Google Maps, the picture was taken in September 2023.

According to documents submitted by Tommy’s Bar and Grill to the City of Syracuse (“City”), Tommy’s Bar and Grill operates as bar with on-site cooking and food preparation. Accordingly to floor plans submitted by Tommy’s Bar and Grill, the interior of the bar and restaurant totals more than 1,000 square feet.

2. Relevant Zoning History

623-25 Wolf Street is currently located in a MX-2 zoning district. See Ex. 5. A portion of the current Syracuse Zoning Map depicting 623-25 Wolf Street is reproduced below. The land parcel containing 623-25 Wolf Street has been outlined in red.

Figure No. 3: Current Zoning Map for 623-625 Wolf Street



Under ReZone, “MX-2” is a “Neighborhood Center” that was established to “provide for a pedestrian-friendly, transit-supportive mix of medium-to higher-density residential uses and non-residential uses that offer goods and services to surrounding neighborhoods.” ReZone Sec. 2.8(A); Ex. 6.

Figure No. 4: “MX-02” Purpose from ReZone

2.8 MX-2: Neighborhood Center Zone District	
A. Purpose	
<p>The MX-2 Zone District is established to provide for a pedestrian-friendly, transit-supportive mix of medium-to higher-density residential uses and nonresidential uses that offer goods and services to surrounding neighborhoods. Preserving the character of existing streetscapes in these areas is encouraged, though new small-scale nonresidential buildings may be maintained or introduced.</p> <p>This Zone District is appropriate near activity centers, and development shall be on a scale that is generally compatible with the immediately surrounding residential neighborhoods.</p>	
<p><small>Figure 2-7: MX-2 District Dimensional Standards</small></p>	

ReZone contains a list of permissible uses for the MX-2 zoning district. Relevant here, restaurants with a total area greater than or equal to 1,000 square feet are not a permissible use in a MX-2. However, such restaurants may apply for a special use permit, allowing them to lawfully operate in a MX-2 zoning district. *See Ex. 7.*

The floor plans submitted by Tommy’s Bar and Grill to the City demonstrate that the area of the restaurant is greater than 1,000 square feet. *See Ex. 8.* Tommy’s Bar and Grill, therefore, would require a special use permit to lawfully operate at 623-25 Wolf Street. *See Ex. 7.*

3. Relevant History of 623-25 Wolf Street’s Special Use Permit

In 2003, the then-owner of the property applied to the Syracuse Office of Zoning Administration for a special use permit in order to operate as a restaurant. The Office of Zoning Administration issued a special use permit (“2003 Special Use Permit”), which contained certain conditions for the property. *See Ex. 9.*

First, the 2003 Special Use Permit required the property to “be used, operated and maintained in a net and *orderly* condition at all times; there shall be no outside storage of junk, bottle, cartons, debris and the like.” Ex. 9 at p. 1 (emphasis added).

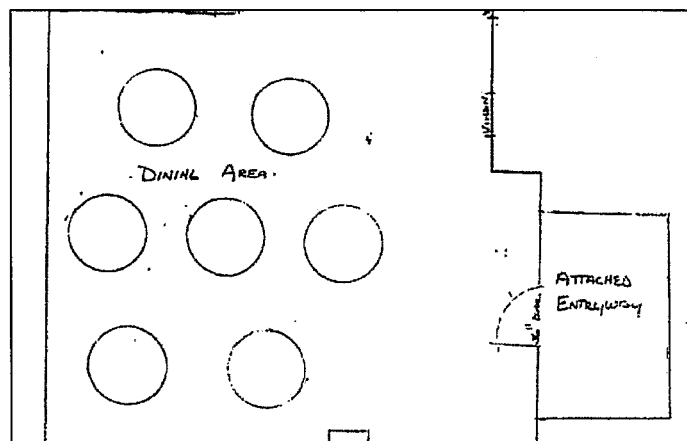
Second, the 2003 Special Use Permit set forth that “[a]ny exterior lighting of the subject establishment shall be designed, constructed, and maintained so as to prevent any direct glare of beyond the boundaries of the subject property.” Ex. 9 at p. 1.

Third, the 2003 Special Use Permit created a condition that the property needed to stay in “compliance with any other regulatory or *licensing provisions* applicable thereto by the properly constituted Federal, *State*, County, or *City* authorities” Ex. 9 at p. 2 (emphasis added).

Fourth, the 2003 Special Use Permit stated that “[s]ignage is limited to a 2’ x 3’ projecting sign at the corner of the building” Ex. 9 at p. 1.

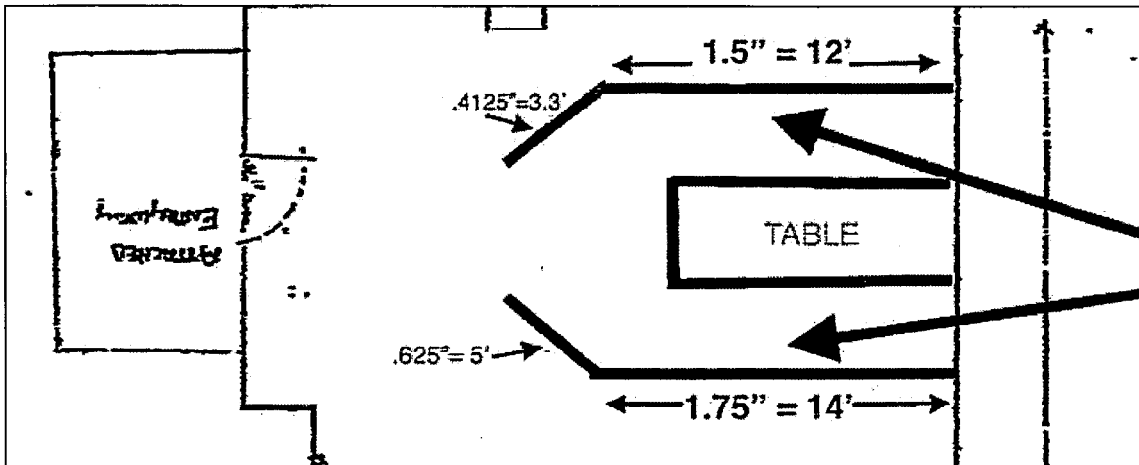
In 2020, an application to modify the 2003 Special Use Permit was submitted to the City (2020 Modification Application). *See Ex. 8.* The application sought to create a private dining area room within the restaurant, including the construction of non-loadbearing walls. *See Ex. 8.* To illustrate, the original floor plan of the interior dining area is captured below in Figure No. 5.

Figure No. 5: Original Floor Plan of Interior Dining Area (contained in Exhibit 9)



The updated floor plan proposed in the 2020 Modification Application is reproduced below in Figure No. 6.

Figure No. 6: 2020 Modification Application Updated Floor Plan (Ex. 8)



The 2020 Modification Application was approved by the City of Syracuse Planning Commission in July 2020 (“2020 Modification”). See Ex. 10. Other than allowing the construction of interior walls, the 2020 Modification specifically stated that all other aspects, including the conditions previously contained in the 2003 Special Use Permit, remained in full force and effect. See Ex. 10.

REZONE’S PROCEDURE FOR REVOKING A SPECIAL USE PERMIT

ReZone states that revocation of a special use permit is permissible when a property has failed “to comply with the conditions set forth in a special use permit” The exact procedure for revoking a special use permit is contained in ReZone Section 5.4(B)(3)(f)(3). See Ex. 11. Specifically, the relevant zoning provision states that “[r]evocation shall be based on a finding by the Common Council that the failure to comply [with the conditions set forth in a special use permit] has or will have a detrimental effect on the character and development of the surrounding properties.” Ex. 11. Per ReZone, the Common Council’s “[d]eliberations leading to revocation shall be preceded by a report confirming failure to comply, submitted to the Common Council by the Zoning Administrator.” Ex. 11.

The purpose of this Report is to demonstrate that the property owners, and Tommy’s Bar and Grill, have failed to comply with the basic conditions set forth in the original 2003 Special Use Permit and subsequent 2020 Modification, and to further demonstrate that the failure to comply has had a detrimental effect on the character and development of the surrounding properties.

For clarification, a revocation of the 2003 Special Use Permit and the 2020 Modification (collectively the “Special Use Permit”) does not preclude 623-25 Wolf Street from re-applying for a new special use permit in the future. In the event that the Common Council elects to revoke the Special Use Permit upon this Report and my recommendation, the Office of Zoning Administration would stand ready to process subsequent special use permit applications for the property, as it would for any other property in the City.

However, based on recent events at the property, as more fully discussed below, the Office of Zoning Administration firmly believes that in the event of a reapplication for a special use permit at the property subsequent to the revocation of the Special Use Permit, additional conditions would be necessary to ensure that any business located at 623-25 Wolf Street can operate safely given the detrimental effect Tommy's Bar and Grill has had on the character and development of the surrounding properties (as further described in detail below).

VIOLATIONS OF CONDITIONS CONTAINED IN THE SPECIAL USE PERMIT

1. Failure to Maintain the Property in a Neat and Orderly Condition at All Times.

As discussed above, the original 2003 Special Use Permit required the subject premises to "be used, operated and maintained in a neat and orderly condition at all times." Ex. 9. Based on my investigation, 623-25 Wolf Street has failed to comply with this requirement, as evidenced by numerous Syracuse Police Department ("SPD") reports documenting late night disturbances and violence.

a) General Reports of Guns, Gun Shots, Loud Music, and Illegally Parked Cars.

During the course of my investigation, I discovered that the SPD has been called to Tommy's Bar and Grill more than **80 times** so far in 2024. Many of these reports have included troubling reports of guns being present, loud music playing from the premises and excessive illegally parked cars. A brief summary of just a few of these calls and complaints are included below:

- On May 3, May 4, May 5, and May 8, 2024, SPD received complaints of loud music and/or illegally parked cars.
- On May 19, 2024, a complaint driven call caused SPD to be dispatched after midnight to report over a 100 people outside Tommy's Bar and Grill, and that **multiple guns were visible**. A local resident also called the SPD on the same night and made a loud music complaint. *See Ex. 12.*
- On June 9, June 22, and June 29, 2024, the SPD received complaints of loud music and/or loud arguments around, and stemming from, Tommy's Bar and Grill.

The above examples are just a small sample of the numerous complaints the SPD has received, or that officers themselves have observed, regarding Tommy's Bar and Grill this year alone. While the report of multiple guns being present is clearly the most alarming issue, the frequent complaints of loud music and illegally parked cars provide clear evidence that the property is not being maintained in a neat and *orderly* manner. In addition to the aforementioned events, more recent complaints about Tommy's Bar and Grill culminating in a police response are discussed more fully below.

b) June 30, 2024 – Loud Noise Complaint

At approximately 01:26 a.m., SPD officers were dispatched Tommy's Bar and Grill for a loud noise complaint. *See Ex. 13.* Upon arriving, police officers noticed several cars parked

illegally around the bar. *See id.* The police officers also noted that they spoke with a representative of Tommy's Bar and Grill about the noise complaints that SPD had been receiving about the bar. *See id.*

c) July 5, 2024 – Disorderly Conduct

At approximately 01:22 a.m. on July 5, 2024, SPD officers were called to Tommy's Bar and Grill for disturbance complaint. *See Ex. 14.* Upon arriving, the police officers encountered multiple groups of people on the sidewalk outside Tommy's Bar and Grill, and found multiple cars parked illegally. *See id.* While dispersing the crowd, responding **police officers found a live gun round on the sidewalk near the front of the bar.** *See id.*

d) September 14, 2024 – Shooting Occurring Inside Tommy's Bar and Grill

During the early morning hours of September 14, 2024, SPD officers were dispatched to Tommy's Bar and Grill for a reported shooting with injuries. *See Ex. 15.* Upon arriving at the scene, police officers were informed that **someone had been shot inside the bar.** *See Ex. 15.* Police officers also encountered a shooting victim with two gunshot wounds. The shooting victim was located on a ramp leading to the entrance of Tommy's Bar and Grill. Numerous individuals became combative with police officers who were trying to render first-aid to the shooting victim, and additional officers were needed to secure the scene. *See Ex. 15; see also Ex. 18.* The shooting victim was eventually taken to a local hospital for treatment. *See Ex. 15.*

While investigating the scene, responding police officers found evidence of a shooting. Specifically, **while inspecting the interior of the bar, responding officers located a casing and projectile, which was removed from the wall.** *See Ex. 16.* Police officers also interviewed a witness who was inside the bar at the time of the shooting. The witness stated that they heard shots and **ducked behind the bar.** *See Ex. 15.*

In addition to a shooting, two individuals were **stabbed** at Tommy's Bar and Grill on September 14, 2024. Responding SPD officers interviewed one of the stabbing victims at a local hospital. *See Ex. 17.* The stabbing victim stated that they had been outside Tommy's Bar and Grill when other people outside the bar began to run. The victim stated that they also began to run when they were stabbed in the left thigh. Responding police officers indicated that the stabbing laceration was approximately 6-7 inches long. *See Ex. 17.*

The stabbing victim was brought to the local hospital by a group of three people. Those three people spoke to police and confirmed that they all had been at Tommy's Bar and Grill, heard shots fired, and fled to their car to leave. *See Ex. 17*

e) Conclusion

Based on my investigation into the property, including the events discussed above, it is my professional opinion that 623-25 Wolf Street has failed to comply with the Special Use Permit's condition to maintain the property in a neat and orderly manner. What started as complaints of loud music and illegally parked cars has escalated aggressively to reports of guns being present, live rounds being recovered outside the bar, and of most concern, a shooting occurring inside the bar with multiple stabbings in the ensuing panic. Based on the recent crescendo in complaints and violence at the property, it is a clearly in violation of the condition to maintain the property in a neat and *orderly* manner.

These episodes of violence have a clear detrimental impact on the character and development of the surrounding properties and neighborhood. I would also emphasize that SPD reports are not the only source of confirmation of the negative impact the property has had on the local community. Recent news reports covering the recent shooting interviewed nearby local businesses.² These business owners have confirmed that the local community has never had problems in this area before when the property was occupied by a local deli. Further, patrons of a local bar, Wolf's Den, have reported being harassed by people outside Tommy's Bar and Grill, including frequent "anti-gay slurs."³

Finally, I noted that Tommy's Bar and Grill is in close proximity to a "R-2" zoning district. *See* Figure 3. "R-2" zoning districts are primarily composed of "single-unit and two-unit dwellings with green space, street trees, front porches and sidewalks." ReZone Article 2.3(A); *see* Figure No. 3, above. In other words, Tommy's Bar and Grill is located very close to residential areas, meaning that the loud music, illegally parked cars, and incidents of violence are directly impacting residential communities within the City.

2. Failure to Maintain Necessary Licenses to Lawfully Operate as a Bar.

As noted above, the property's 2003 Special Use Permit created a condition that any business operating at 623-25 Wolf Street needed to maintain all required city, state and federal licenses. *See* Ex. 9.

Here, recent documentation submitted by Tommy's Bar and Grill to the City indicated that the business operates as a bar. Under ReZone, a bar is defined as "[a]n establishment that allows on-premises consumption of liquor, wine, and beer, and in which the sale of these products is the primary source of revenue." ReZone Article 7.3. The City recently learned that Tommy's Bar and Grill had voluntarily relinquished its liquor license to the New York State Liquor Authority. Accordingly, the property has failed to maintain the licenses necessary to operate a bar, a clear violation of its 2003 Special Use Permit.

I respectfully submit that a bar without a valid liquor license would have a detrimental effect on the character and development of the surrounding properties and neighborhood.

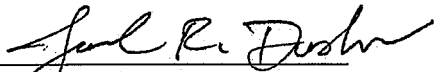
² A YouTube link to a September 17, 2024, CNY Central Report including an interview with a local business owner is reproduced here: <https://www.youtube.com/watch?v=fMIQ7mQiRA>

³ A YouTube link to a September 16, 2024, CNY Central Report including reports of complaints of anti-gay slurs is reproduced here: <https://www.youtube.com/watch?v=95TJt25JU9w>

CONCLUSION

Based on the contents of this Report, it is my recommendation and request that the Common Council vote to revoke the Special Use Permit as defined herein in its entirety for the property.

Dated: November 13, 2024



Jake R. Dishaw
Zoning Administrator
Department of Neighborhood And
Business Development

28 36



DIVISION OF CODE ENFORCEMENT
A DIVISION OF THE DEPARTMENT OF NEIGHBORHOOD
AND BUSINESS DEVELOPMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

Michael Collins
Commissioner of NBD

November 13, 2024

Jacob R. Dishaw
Deputy Commissioner of
Code Enforcement &
Zoning Administration

Ms. Patricia McBride
City Clerk
231 City Hall
Syracuse, New York

Ryan Shiel
Director of Code
Enforcement

Re: Request for Legislation to revoke a special use permit for 623-25 Wolf Street

Thomas Steinberg
Deputy Director of
Code Enforcement

Dear Ms. McBride:

Brian Eisenberg
Assistant Director of
Code Enforcement

Please prepare legislation for the Common Council Meeting of November XX, 2024 authorizing the revocation of the special use permit previously granted to 623-25 Wolf Street. The property has been the subject of a recent bout of documented criminal activity as described in the Report attached hereto as Exhibit A. This activity violates the terms of the special use permit currently applicable to 623-25 Wolf Street.

William McCann
Assistant Director of
Code Enforcement

In accordance with the ReZone Zoning Ordinance and Map Article 5.4 (B)(3)(f)(3) a Common Council Public Hearing is also required prior to the Common Council acting on the revocation.

Jessica Brandt
Assistant Director of the
Central Permit Office

Sincerely,

Jake Dishaw
Zoning Administrator
Deputy Commissioner of
Code Enforcement & Zoning Administration

Code Enforcement
300 South State Street,
7th floor
Syracuse, N.Y. 13202

Office 315 448 8695
Fax 315 448 8764

www.syr.gov.net

29

General Ordinance No.

2024

**ORDINANCE AUTHORIZING THE
REVOCATION OF THE SPECIAL USE
PERMIT (SP-23-09) TO OPERATE A
RESTAURANT AT THE PROPERTY
SITUATED AT 4141 SOUTH SALINA STREET,
THE CURRENT LOCATION OF THE TASTE
OF BROOKLYN SPORTS BAR**

BE IT ORDAINED, that as required by the procedures of ReZone, the Common Council held a public hearing in the Van B. Robinson Common Council Chambers, City Hall, Syracuse, New York, on December 18, 2024 at 5:00 p.m relative to the revocation of the special use permit (SP-23-09) to operate a restaurant at the property situated at 4141 South Salina Street, the current location of the Taste of Brooklyn Sports, for failure to comply with the terms and conditions of the special use permit as detailed in the report prepared by the Office of Zoning Administration attached hereto as Exhibit "A"; and having heard the public comments and reviewed the report submitted by the Office of Zoning Administration for the City of Syracuse, this Common Council hereby approves the recommendation of the City of Syracuse Planning Commission and pursuant to hereby revokes the special use permit (SP-23-09) to operate a restaurant at the property situated at 4141 South Salina Street, Syracuse, New York pursuant to ReZone Article 5.4 (B) (3) (f) (3) and the Office of Zoning Administration is hereby directed to take any further steps necessary to effectuate the revocation as approved herein.

EXHIBIT A



DIVISION OF CODE ENFORCEMENT
A DIVISION OF THE DEPARTMENT OF NEIGHBORHOOD
AND BUSINESS DEVELOPMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

Michael Collins
Commissioner of NBD

Jacob R. Dishaw
Deputy Commissioner of
Code Enforcement &
Zoning Administration

Thomas Steinberg
Deputy Director of
Code Enforcement

Ryan Shiel
Assistant Director of
Code Enforcement

Brian Eisenberg
Assistant Director of
Code Enforcement

Eli Niyihakuye
Director of the Central
Permit Office

**Report Requesting Revocation of Special Use
Permit SP-23-09, Previously Issued to 4141
South Salina Street by the Common Council**

November 13, 2024

Submitted by: **Jacob R. Dishaw**
Zoning Administrator and Deputy Commissioner
Department of Neighborhood
And Business Development

Code Enforcement
300 South State Street,
7th floor
Syracuse, N.Y. 13202

Office 315 448 8695
Fax 315 448 8764

www.syrgov.net

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

TABLE OF CONTENTS

EXHIBIT LIST 4

OPENING STATEMENT 8

FINDINGS 11

 A. Description of Property, Premises and Business with Relevant History 11

 1. Property Description 11

 2. Taste of Brooklyn or Premises Description 12

 3. Zoning Description 13

 4. Owner of Taste of Brooklyn 16

 B. Application of Taste of Brooklyn Sports Bar, Inc. for a Special Use Permit 16

 C. Relevant Conditions of the Special Use Permit Issued to 4141 South Salina Street 19

 D. Violations of the Special Use Permit Conditions 20

 1. October 28, 2023-October 29, 2023, Property Check 22

 2. November 5, 2023, Suspicious Person with a Weapon 22

 3. November 12, 2023, Shots Fired Incident 24

 4. March 10, 2024, Harassment Complaint 25

 5. April 12, 2024, Property Damage to Nearby Business 26

 6. May 25, 2024, Criminal Mischief Complaint 27

 7. June 8, 2024, Stolen Vehicle and Motor Vehicle Accident 27

 8. June 16, 2024, First Homicide 27

 9. July 29, 2024, Activity Occurring After 10:00 p.m. 28

 10. August 4, 2024, Activity Occurring After 10:00 p.m. 29

 11. August 9-10, 2024, Nuisance Party Investigation 30

 12. August 14, 2024, Second Homicide 31

 13. August 18, 2024, Robbery and Assault 32

 E. Actions taken by Director of Code Enforcement in Response to Special Use Permit Violations and ratcheting up of violent activity. 33

 F. Actions taken by Director Shiel in Response to Special Use Permit Violations and ratcheting up of violent activity 35

 G. Complaints Made by Residents Near 4141 South Salina Street 38

H. Hearing Officer Recommendation on Complaint #2024-06508 After Hearings and Review
of Evidence 40

RECOMMENDATIONS 41

EXHIBIT LIST¹

- Exhibit 1 – April 21, 2023 Special Use Permit Application submitted for 4141 South Salina Street.
- Exhibit 2 – May 15, 2023 Special Use Permit issued to 4141 South Salina Street.
- Exhibit 3 – A redacted² copy of an October 28, 2023, Syracuse Police Department (“SPD”) police report regarding a property check (DR # 23-541047).
- Exhibit 4 – A redacted copy of an October 29, 2023, SPD police report regarding a reported shooting (DR # 23-541191).
- Exhibit 5 – A redacted copy of a November 5, 2023, SPD police report regarding a shots fired incident (DR # 23-551717).
- Exhibit 6 – A redacted copy of a November 12, 2023, SPD police report regarding a shooting with injuries (DR # 23-561706).
- Exhibit 7 – A redacted copy of a March 10, 2024, SPD police report regarding an assault (DR # 24-204504)
- Exhibit 8 – A redacted copy of an April 12, 2024, SPD police report regarding a criminal mischief incident (DR # 24-255678)
- Exhibit 9 – A redacted copy of a May 25, 2024, SPD police report regarding a physical domestic incident (DR # 24-316552).
- Exhibit 10 – A redacted copy of a June 8, 2024, SPD police report regarding a stolen vehicle (DR # 24-337867).
- Exhibit 11 – A redacted copy of a June 16, 2024, SPD police report regarding a homicide (DR # 24-349561).

¹ All Exhibits attached to this report are true and correct copies of what is described as to each exhibit, to the best of my knowledge.

² Redactions have been made to all police reports in order to protect confidential personal information and information that has been deemed Law Enforcement Sensitive by the Office of the Corporation Counsel.

- Exhibit 12 – A redacted copy of an August 10, 2024, SPD police report regarding a nuisance party violation (DR # 24-432627).
- Exhibit 13 – A redacted copy of an August 14, 2024 police report regarding a homicide (DR # 24-437994).
- Exhibit 14 – A redacted copy of an August 18, 2024 police report regarding a robbery (DR # 24-445608).
- Exhibit 15 – Entity Information for Taste of Brooklyn Sports Bar Inc., retrieved from the publicly accessible Department of State Division of Corporations website on August 21, 2024.
- Exhibit 16 – “Certificate of Incorporation of Taste of Brooklyn Sports Bar, Inc. Under Section 402 of the Business Corporation Law,” which was filed by Stanley Snow with the NYS Department of State on May 26, 2023, and was retrieved from the publicly accessible Onondaga County Clerk’s Electronic Document Search website on August 21, 2024.
- Exhibit 17 – Business Certificate of Use License, dated July 26, 2023.
- Exhibit 18 – Agenda for the City Planning Commission Meeting for May 15, 2023, listing the Special Use Permit Application by Respondent Snow for Taste of Brooklyn under case number SP-23-09 as the second item.
- Exhibit 19 – a 30-minute clip excerpted from the City of Syracuse “City Planning Commission Meeting May 15th, 2023,” which was a public hearing related to the Special Use Permit application of Taste of Brooklyn, Inc., and is available for viewing by the public on the City of Syracuse’s YouTube channel at:
<https://www.youtube.com/watch?v=F1zx3xEpT8g> from approximately 05:01 min. to 29:35 min.
- Exhibit 20 – General Ordinance number 18-2023—adopted by the Common Council on July 24, 2023, and signed by the Mayor of the City on July 27, 2023—consenting and approving of the Planning Commission Resolution (i.e., Exh. 2)
- Exhibit 21 - Series of seven screenshots of Taste of Brooklyn’s publicly accessible Facebook social media webpage, which were accessed and captured on August 20, 2024.

- Exhibit 22 - Google Map (3D view) of the Property, copyrighted 2024, and accessed on August 21, 2024, with Taste of Brooklyn, upon information and belief, occupying the space identified in the image as “Rooters Tavern.”
- Exhibit 23 – Two still screen shots of SPD camera footage depicting the Taste of Brooklyn parking lot on July 29, 2024, at 12:57 AM and 1:00 AM, respectively.
- Exhibit 24 – Screen shot of SPD camera footage depicting the Taste of Brooklyn parking lot on August 4, 2024, at 1:07 AM.
- Exhibit 25 – Screenshot of a Google search for “Taste of Brooklyn” wherein the listed hours through Google for “Taste of Brooklyn Sportsbar Inc” operating hours are listed, which was accessed and captured on August 20, 2024.
- Exhibit 26 – Onondaga County Parcel Search Report for 4141 South Salina Street, Syracuse, New York 13205.
- Exhibit 27 – Food & Beverage Business State Liquor License, effective August 6, 2024 from the New York State Liquor Authority.
- Exhibit 28 - Assignment and Assumption of Lease and Consent to Assignment of Lease provided to the City of Syracuse by a representative of the Ellicott Development Company on August 22, 2024.
- Exhibit 29 - A redacted copy of a November 4, 2021, police report regarding an inspection of Taste of Brooklyn Lounge (DR # 21-550937).
- Exhibit 30 – Business Certificate of Use Application for Taste of Brooklyn Lounge at 912 Park Street.
- Exhibit 31 – ReZone Map for the City of Syracuse.
- Exhibit 32 – A redacted copy of an August 31, 2024, police report regarding a Loud Noise Complaint at Taste of Brooklyn (DR # 24-464734).
- Exhibit 33 – Google Map of the Property, copyrighted 2024, and accessed on September 2, 2024, showing the distance between the Taste of Brooklyn and residential properties.
- Exhibit 34 – Cover Letter and Outstanding Violations issued by Director Shiel and mailed to Taste of Brooklyn, Inc. on August 21, 2024, for Complaint #2024-06508.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

- Exhibit 35 – The placard posted on the Premises regarding the “Emergency Official Notice and Order” on August 21, 2024, for Complaint #2024-06508.
- Exhibit 36 – Series of photographs of Premises illustrating the placarding of the “Emergency Official Notice and Order” as taken by Director Shiel on August 21, 2024.
- Exhibit 37 – A PDF print out of Taste of Brooklyn’s DoorDash page, showing the hours, as accessed and captured on September 3, 2024 from https://www.doordash.com/store/taste-of-brooklyn-sports-bar-syracuse-27995753/?srsltid=AfmBOooi_wo8VtX0mnqXrZvUe5454e4qmQ8Wne04Fi6db_WOIFzTVPNz
- Exhibit 38 – A PDF print of Taste of Brooklyn Sports Bar website, or <https://www.tobsportsbar.com/>, as accessed and captured on September 3, 2024.
- Exhibit 39 – Body worn camera footage from SPD Sergeant Fahey from an August 31, 2024, loud music complaint response to the Taste of Brooklyn.
- Exhibit 40 – Body worn camera footage from SPD Sergeant Terrell Irvine from an August 31, 2024, loud music complaint response to the Taste of Brooklyn.
- Exhibit 41 – Affidavit of Service completed by Aaron Nuzzo confirming service of process for Complaint # 2024-06508 on Sean Nelson.
- Exhibit 42 – Hearing request submitted by Sean Nelson related to Complaint # 2024-06508.
- Exhibit 43 – Recommendation on Division of Code Enforcement Complaint #2024-06508 issued on August 21, 2024, to Taste of Brooklyn Sports Bar at 4141 South Salina St. by Hearing Officer Tift, dated October 15, 2024.

OPENING STATEMENT³

Pursuant to ReZone Section 5.4(B)(3)(f)(3), I offer this report for submission and consideration of the City of Syracuse Common Council (“Common Council”) in support of the proposed ordinance before the Common Council requesting the revocation of special use permit SP-23-09 issued to the Taste of Brooklyn Sports Bar, Inc. (“Taste of Brooklyn”) at 4141 South Salina Street, Suite 6, Syracuse, New York 13205 and approved by the Common Council under General Ordinance 18-2023 (“Special Use Permit”) for the following reasons further enumerated below.

I am currently the Deputy Commissioner of Code Enforcement and Zoning Administration in the Department of Neighborhood and Business Development (“NBD”). In that role, my responsibilities include overseeing the City’s office of Zoning Administration, providing oversight and supervision of the staff and activities involved in permitting, licensing, plan review, and zoning administration. In that role I remain acting as the City’s Zoning Administrator. Zoning administration includes the review and revocation of Special Use Permits resolved and ordained by the City for certain properties.

Prior to this position, I was the Director of Code Enforcement. At no time during the citation and noticing of Taste of Brooklyn under Complaint # 2024-06508 was I the Director of Code Enforcement, who at all relevant times is and was Director Shiel.

The property owner of Valley Plaza (as, with other terms, defined below), along with the owners and/or operators of Taste of Brooklyn (Taste of Brooklyn, Inc., Stanley Snow, and Sean Nelson), have repeatedly violated their Special Use Permit in Valley Plaza, which should warrant the revocation of the Special Use Permit issued in July of 2023, thus prompting my involvement. The nature of that ordinance and zoning violation, as further elaborated upon below, has to do with the operation of Taste of Brooklyn behind its limited hours and required closure at 10:00 p.m. and the disruptive “after hours” use of amplified music and/or live entertainment. Not only

³ Statements made in this Report are made to the best of my knowledge and belief. This Report was compiled and composed by and with the assistance of the Office of the Corporation Counsel. The grounds of our knowledge and belief as to all matters in this report are based upon, among other things: our review of books, documents, media and records of the City; publicly available information; official documents and those in the public record; documents disclosed to the City by other governmental agencies; documents disclosed to the City by private parties; my own personal knowledge; and/or our conversations City officers and employees, as well as members of the public. Except, however, as to the matters herein stated to be alleged upon information and belief.

are these two actions facial violations of the Special Use Permit, but these activities have created a nuisance for the surrounding predominantly residential neighborhood and a gravely dangerous situation for patrons after the required closure time.

In particular, as further detailed below, the violent events at and from Taste of Brooklyn in the Summer of 2024 prompted Director Shiel to take emergency action under the Syracuse Property Conservation Code (“SPCC”) to close the Premises. These SPCC violations, related to the Property happened after 10:00 p.m. while the Taste of Brooklyn included over a three-month period two homicides (June 16 and August 14, 2024), a stabbing (June 8, 2024), and a violent assault and robbery (August 18, 2024). These crimes, happening after 10:00 p.m. while Taste of Brooklyn remained open (see more below), undisputedly have a detrimental effect on the character and development of the surrounding properties and neighborhood.

As further evidenced below, and as supported by over 40 exhibits, these violations (and the resulting dangerous activity) support Director Shiel’s decision to act pursuant to his emergency powers under SPCC Section 27-118 to act immediately to abate a hazard that constituted an immediate danger to safety and welfare of patrons and members of the public (“Emergency Closure”). These dangerous events are only but a few examples, along with the many others below, illustrating the Taste of Brooklyn has continuously failed to comply with its requirement that it be closed at or by 10:00 p.m., and that remaining open has had a continued detrimental impact on the character and development of the surrounding properties and neighborhood. In fact, as recent as recent as August 31, 2024, ten days after the SPCC violations and under emergency powers Taste of Brooklyn was ordered closed, in violation of the Special Use Permit, Taste of Brooklyn was open with loud music emanating from Taste of Brooklyn until at least 3:29 a.m.

As further noted below, as a result of the Emergency Closure, Plaintiff was provided a hearing held before Director Shiel’s designee, Jennifer Tiff (“Hearing Officer Tiff”), over two days on September 9 and 16, 2024. After ample due process was provided to the owners of Taste of Brooklyn through two days of hearings, Hearing Officer Tiff “concluded that the violations cited within Complaint #2024-06508 were justified given the totality of facts and contentions made on the record.” Exh. 43, p. 1. These violations that were deemed justified included a finding that the Taste of Brooklyn had violated the Special Use Permit ordained by the Common Council under SPCC Section 27-5. Hearing Officer Tiff further recommended “that the Zoning Administrator refer this matter back to the Syracuse Common Council for their reconsideration of the special use permit.” *Id.*

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Accordingly, the revocation of the Special Use Permit as prescribed by Rezone Section 5.4(B)(3)(f)(3) states that:

Failure to comply with the conditions set forth in a special use permit shall be grounds for considering special use permit revocation in accordance with NYS General Municipal Law. Deliberations leading to revocation shall be preceded by a report confirming failure to comply, submitted to the Common Council by the Zoning Administrator. Revocation shall be based on a finding by the Common Council that the failure to comply has or will have a detrimental effect on the character and development of the surrounding properties and neighborhood.

Absence of a finding of detrimental effect does not release a property owner from obligation to bring about compliance. Nor does absence of such finding impinge upon enforcement measures to ensure compliance.

It is my professional opinion and recommendation that, for the following reasons, the Common Council vote in favor of the revocation of the Special Use Permit for Taste of Brooklyn because its failure to comply with the Special Use Permit's restrictions has or will have a detrimental effect on the character and development of the surrounding properties and neighborhood. Namely, being open continuously and consistently after 10:00 p.m. with prohibited live or electronically amplified sound outside those approved hours, coupled with the constant violent activity stemming from the Premises, have created a detrimental effect on the character and development of the surrounding properties and neighborhood.

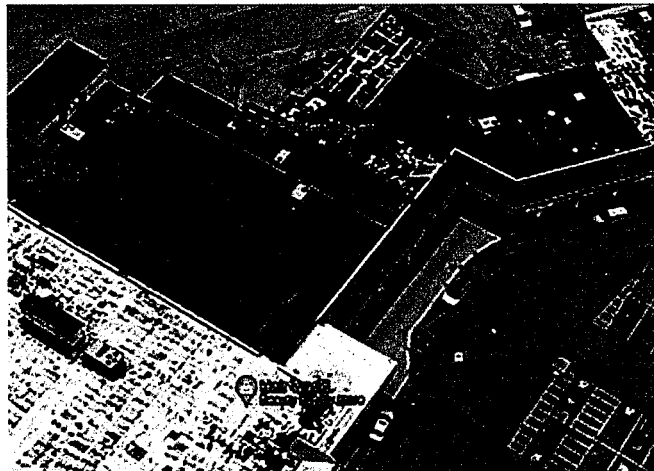
FINDINGS

A. Description of Property, Premises and Business with Relevant History

1. Property Description

Taste of Brooklyn Sports Bar (“Taste of Brooklyn”) is a bar that occupies Suite 6 (“Premises”) of 4141 South Salina Street, Syracuse, New York 13205, which is commonly referred to as “Valley Plaza.” *See* Exh. 8. Valley Plaza is a neighborhood shopping center owned by 2468 Group, Inc. (“2468 Group”). *See* Exh. 26. Taste of Brooklyn Sports Bar Inc. has a lease agreement with 2468 Group. *See* Exh. 26. The space where Taste of Brooklyn occupies is highlighted in red below.

Figure No. 1: Google Map 3d view of Valley Plaza, highlight added for Taste of Brooklyn location (*see* Exh. 22)



GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Figure No. 2: Aerial photo of Valley Plaza from Zoning Application (see Exh. 1, p. 6)



2. Taste of Brooklyn or Premises Description

Taste of Brooklyn describes itself as “Live Music Venue – Bar – Food & Drink” establishment. Exh. 21, p. 1; *see also* Exh. 17, p. 1. Upon information and belief, Taste of Brooklyn has operated in Valley Plaza with its required Special Use Permit and Business Certificate of Use for approximately one-year. *See* Exh. 20, p. 1 (Ordinance signed on July 26, 2023); *see also, generally,* Exh. 17 (Business Certificate of Use issued on August 28, 2023).

Taste of Brooklyn Sports Bar, Inc. (“Taste of Brooklyn, Inc.”) currently possesses a Food and Beverage Business License from the New York State Liquor Authority for the Premises. *See* Exh. 27. Despite having its hours limited by the Special Use Permit to 3:00 p.m. to 10:00 p.m.,

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Monday through Sunday, Taste of Brooklyn advertises itself as being open until 2:00 a.m. on most days and advertised events occurring past 10:00 p.m. at the Premises. *See* Exh. 21, p. 1, 2, 4, and 6; *see also* Exh. 25.

Figure No. 3: Hours posted on Facebook (*see* Exh 21)



3. Zoning Description

Currently, Taste of Brooklyn occupies a suite in a “commercial” district according to the City’s zoning ordinances, also known as ReZone Syracuse (“ReZone”).⁴ *See* Ex. 31. Valley Plaza is an “irregular -shaped corner lot at the intersection of South Salina Street and Fillmore Avenue with approximately 853 feet of frontage along South Salina Street and 205.8 feet of frontage along Fillmore Avenue, and a lot area of 13.087 acres.” Exh. 20, p. 3. Below, Valley Plaza is depicted as the large red polygon in the center of the image east of South Salina Street (abutting a purple zone to its east) with the letters CM in the middle denoting “Commercial,” from the Syracuse ReZone Map (i.e., Exh. 31).

⁴ ReZone, which is the zoning ordinance of the City of Syracuse, is not attached to this report as it is a matter of public record. However, the amended version can be viewed at: <https://www.syr.gov/files/sharedassets/public/v/2/2-departments/zoning/documents/ordinance/july-2024-syracuse-zoning-ordinance-amended.pdf>.

Figure No. 4: ReZone snapshot of Valley Plaza with blue circle around general location of Taste of Brooklyn (see Exh. 31).



Taste of Brooklyn does not live in a commercial bubble. The Premises' runs less than 300 feet from a residential district, or "R1" as defined by ReZone.

Figure No. 5: Google Map measurement from Taste of Brooklyn to R1 district homes on East Florence Avenue (see Exh. 33).



Under ReZone, "R1" is a "Single-Unit Resident Zone District" that was "established to provide for residential neighborhoods made up of primarily detached, **single-unit homes** with green

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

space, street trees, front porches and sidewalks. Complementary uses such as parks, open space, schools, assemblies, minor utilities, and accessory dwelling units and accessory structures may also be allowed.” See ReZone Sec. 2.2(A) (emphasis added).

Figure No. 6: “R1” “Purpose” from Rezone

2.2 R1: Single-Unit Residential Zone District

A. Purpose

The R1 Zone District is established to provide for residential neighborhoods made up of primarily detached, single-unit homes with green space, street trees, front porches and sidewalks. Complementary uses such as parks, open space, schools, assemblies, minor utilities, and accessory dwelling units and accessory structures may also be allowed.

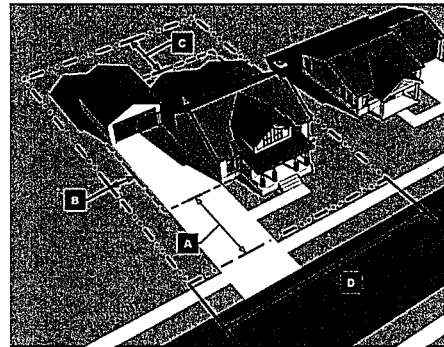


Figure 2-1: R1 District Dimensional Standards

Importantly, Taste of Brooklyn promotes itself as a location for “Live Music Venue – Bar – Food & Drink,” which, as further elaborated below, has hosted parties with loud music as recently as August 31, 2024, until at least 3:29 a.m., has a **limited live entertainment allowance** in its Special Use Permit **until 10:00 p.m.** See Exh. 32 (emphasis added); see also Exh. 20, p. Under ReZone, special use permits are *required* wherever a food or beverage use (such as a bar) provides indoor entertainment or amplified music and is “associated with a food and beverage use within 300 feet of a residential district.” ReZone Art. 3.3(10)(a)(2).

As further elaborated upon below, Taste of Brooklyn had—and despite orders from the City—continued to violate and abuse its Special Use Permit by creating a disturbance with amplified music and/or entertainment within 300 feet of a district for single-family dwellings *well* after its required closing time of 10:00 p.m. This violation of their Special Use Permit has created a detrimental effect on those who live in the nearby R1 district, and, for the foregoing and following reasons, the Special Use Permit should be revoked. The non-compliance is a direct violation of the SPCC, and has resulted in further hazard, and not only has a detrimental effect on the character and development of the surrounding properties and neighborhood, but constituted an immediate danger to the health, safety and welfare of the occupants of the Taste of Brooklyn and the public, prompting Complaint # 2024-06508.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

4. Owner of Taste of Brooklyn

Taste of Brooklyn, Inc. has been a New York State Domestic Business Corporation since May 26, 2023, and was assigned the lease as the tenant at the Premises from Sean Nelson (“Mr. Nelson”) as signed by the assignee Stanley Snow (“Mr. Snow”). *See* Exh. 15. Mr. Snow is listed with the New York Secretary of State as the service of process agent for Taste of Brooklyn, Inc. upon whom “Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery,” at the address of 108 Hobart Avenue, Syracuse, New York 13205 (“108 Hobart Ave.”). Exh. 15.

Mr. Snow is the incorporator and purported president of Taste of Brooklyn, Inc., with the filing address of 108 Hobart Ave. *See id.*; *see also* Exh. 28, p. 2. Taste of Brooklyn, Inc. has “200 shares with no par value,” but the City is unaware of the identity of those shareholders. *Id.* Mr. Snow indicated in the Zoning Application for the Special Use Permit for Taste of Brooklyn (as the applicant or sponsor for the Special Use Permit) that his address is at 44 East 91st Street in Brooklyn, New York 11212, and not 108 Hobart Ave.

Mr. Nelson represented to the City Planning Commission at a public meeting May 15, 2023, that he lived at 108 Hobart Ave. and that the applicant Stanley Snow is his father. *See* Exh. 19, 09:18 min. – 09:49 min. To the best of my knowledge, Mr. Nelson, based on documented interactions with SPD, acts as the owner and operator of Taste of Brooklyn. *See* Exh. 7, 12 and 32. Other than those representations, the legal status and business relationship between Mr. Nelson and the Taste of Brooklyn and Taste of Brooklyn, Inc. is unknown. Prior to Taste of Brooklyn opening in Valley Plaza, in November of 2021, Mr. Nelson was the tenant for a “lounge” doing business as “Taste of Brooklyn Lounge,” which was “a night club without the proper permits” operating at 912 Park Avenue. *See* Exh. 29; *see also* Exh. 30, p. 2.

B. Application of Taste of Brooklyn Sports Bar, Inc. for a Special Use Permit

In 2023, Mr. Snow submitted a Special Use Permit Application (the “Special Use Permit Application”) to the City of Syracuse, signed by Mr. Snow on February 13, 2023. *See* Exh. 1. The Special Use Permit Application requested permission to operate a bar and restaurant, with entertainment, at Valley Plaza. *See id.* The Special Use Permit Application indicated that the proposed bar and restaurant would operate from 3:00 p.m. to 10:00 p.m. daily in one of the storefronts located in Valley Plaza. *See id.*, p. 1. The Special Use Permit Application was signed by representatives of both 2468 Group, Inc. and by the bar and restaurant operator Taste of

Brooklyn, Inc. *See* Exh. 1, pp. 2 and 9. The Special Use Permit Application was dated for “Office Use” as April 21, 2023, and assigned case number SP-23-09.

A public hearing on the Special Use Permit Application was held on May 15, 2023. *See* Exh. 19.⁵ At the public hearing, Mr. Nelson, and not Mr. Snow, spoke publicly on behalf of Taste of Brooklyn, Inc. as co-applicant with 2468 Group. *See id.*, 9:20-11:37 min. Mr. Nelson told the Planning Commissioner the following:

How are you doing? My name is Sean Nelson. I live 108 Hobart Ave Syracuse, New York 13205. I'm actually three blocks away so this is my neighborhood I've lived on the South Side probably at least 15 years . . .

Stanley Snow is my father um he's the applicant on on. Um **we're** proposing to open a sports bar between three and ten as far as the music a lot of so when we first we were just going to do jukebox and we didn't need the entertainment. A lot of people come to us while we were like working and redoing the floors and were asking um that they like they used to go there I guess it was a bar since 1975. It was Rooters and um they all asked about you know like a band like a two-part band maybe a guitar a drum set so at first I was like no I wait till later and apply but you know um Jeff told Jeff told my father and me it's better to just apply now because this is what a lot of residents are asking. . .

See id. 9:24 - 10:29 mins⁶ (emphasis added). A number of individuals spoke in support of the Special Use Permit, but 3 local residents opposed or partially opposed the Special Use Permit for reasons that are ever-more apparent today in light of the evidence presented by this report. Local residents named, upon information and belief, Kathy Sterling, Robin Baker, and Annie G. Regis⁷, who stated that their addresses near or around Valley Plaza, stated in summary that they were

⁵ As noted above in the “Exhibit List” section, the full “City Planning Commission Meeting May 15th, 2023,” public hearing related to the Special Use Permit application of Taste of Brooklyn, Inc., is available for viewing by the public on the City of Syracuse’s YouTube channel at: <https://www.youtube.com/watch?v=F1zx3xEpT8g> from approximately 05:01 min. to 29:35 min.

⁶ Transcription of Mr. Nelson’s statement was assisted by the “Transcript” function on YouTube for this video.

⁷ As noted above, the names are based upon the assistance of the “Transcript” function on the YouTube for this video.

concerned—based upon the previous establishment at the Premises—about loud music, noise, and wanted peace in their neighborhood. *See, generally, id.*, 16:20-20:43 mins.

Following the public hearing, the City Planning Commission adopted a resolution approving the Special Use Permit Application for a restaurant at the Premises with certain conditions (“Resolution”). *See* Exh. 2, pp. 2-6. The Resolution, upon approval by the Common Council, would allow the proposed bar and restaurant to operate from 3:00 p.m. to 10:00 p.m. on a daily basis and also prohibited any live or electronically amplified sound outside the approved hours of operation of 3:00 p.m. to 10:00 p.m. *See* Exhs. 2 and 29. Moreover, the Resolution resolved that the approval did not “relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not be limited to the City of Syracuse Departments of Engineering and Public Works, and the Code Enforcement Office.” Exh. 2, p. 9.

Further, the Resolution said in no uncertain terms that “. . . if the **conditions** enumerated above are **not complied with**, this Special Permit **shall be subject to revocation**,” Exh. 2 (emphasis added).

The City Planning Commission’s Resolution was forwarded to the Office of the City Clerk on June 7, 2023 (*see* Exh. 2, p. 1), and was placed on the Common Council’s agenda for consideration. “[I]n the manner and upon the conditions stated” in the Resolution, the Common Council voted in favor of adopting the Resolution on July 24, 2023 (“Ordinance”). *See* Exh. 20, pp. 1 and 2. The Ordinance was signed by the Mayor on July 27, 2023, and went into effect as General Ordinance Number 18-2023. *See id.*, p. 1.

In just over a year since the grant by Ordinance of the Special Use Permit, the Taste of Brooklyn has consistently operated past 10:00 p.m., and done so with loud music resulting in repeated complaints of neighborhood disruption. *See, e.g.*, Exh. 32 (“It should be noted that Taste of Brooklyn has generated numerous complaints regarding nuisance parties stemming from said location. These complaints being disorderly conduct, unlawful possession of open containers, unlawful sale and consumption of alcoholic beverages, unlawful deposit of litter, unlawful pedestrian and vehicular traffic, parking vehicles that impeded the ability to render emergency services, and unlawful noise. Additionally, there has been two homicides and a stabbing as a result of said establishment.”).

This is a clear violation of the Special Use Permit, and its Resolution. As such, as ordained by the Common Council's Ordinance, the Resolution mandates where, here, "the conditions enumerated" in the Resolution have not been "complied with," then "this Special Permit *shall* be subject to revocation." Exh. 20, p. 7.

Taste of Brooklyn's non-compliance with the basic, reasonable, and meaningful to the surrounding residential community conditions on the Special Use Permit has placed tremendous strain on SPD, whose already overburdened officers have responded to numerous complaints regarding Taste of Brooklyn since the Special Use Permit Ordinance. *See* Exh. 3-14, and 32. Beyond placing a strain on SPD's precious resources, violent crime resulting from the Premises—including two homicides this year—have occurred at the Valley Plaza in and from the Premises, both after 10:00 p.m., *only* in recent months, as well as other acts of violence that have resulted in numerous injuries. *See id.* There have also been multiple documented incidents of property damage occurring near the Taste of Brooklyn after 10:00 p.m. over *only* the past year. *See id.*

As discussed in more detail below, the Taste of Brooklyn, its management and its ownership, have failed to comply with the terms of the Special Use Permit. This failure has resulted in further hazard, and constitutes an immediate danger to the health, safety and welfare of the occupants of the Taste of Brooklyn and the public, thus warranting affirmation of Director Shiel's decisions under Complaint #2024-06508. All of this non-compliance with the terms ordained by the Common Council has had and will continue to have upon reopening a detrimental effect on the character and development of the surrounding properties and neighborhood.

C. Relevant Conditions of the Special Use Permit Issued to 4141 South Salina Street

Special Use Permit's Resolution and Ordinance imposed multiple conditions on the Premises. This report has and will focus on the findings related to those conditions regarding the hours of operation for the Taste of Brooklyn and the impact of noise and illegal activity at the Premises prompting Director Shiel's invocation of his emergency powers, and, ultimately how this basic failure to comply with the Special Use Permit has had and will continue to have upon reopening a detrimental effect on the character and development of the surrounding properties and neighborhood.

The Special Use Permit required the Taste of Brooklyn to abide by its stated hours of operation, namely 3:00 p.m. to 10:00 p.m. *See* Exh. 2 at p. 4. In addition to conditions on the hours of operation, the Special Use Permit also placed restrictions on the use of electronically amplified

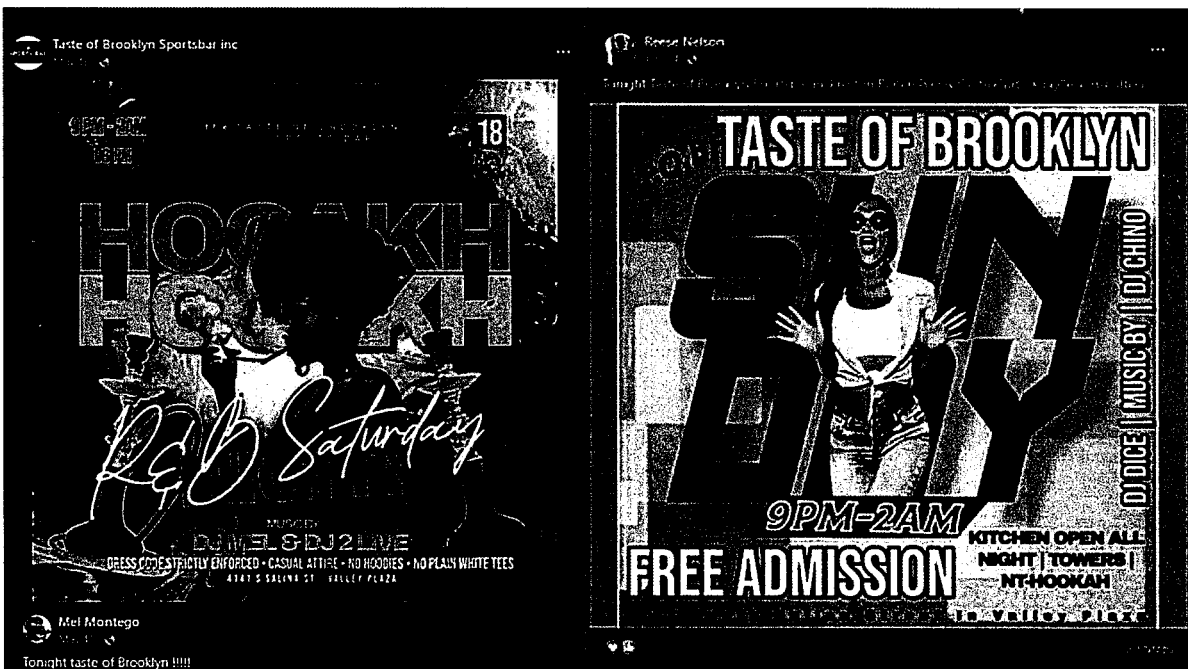
GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

music. *See id.* Specifically, the Special Use Permit prohibits the use of electronically amplified music outside the approved 3:00 p.m. to 10:00 p.m. hours.

D. Violations of the Special Use Permit Conditions

Before even addressing demonstrable violations of the Special Use Permit through SPD reporting, it is important to note that through social media, upon information and belief, Taste of Brooklyn, Inc. has advertised events at the Premises where the advertised hours would have been non-compliant with the conditions of the Special Use Permit. *See, generally,* Exh. 21. There is a publicly accessible Facebook page for “Taste of Brooklyn Sportsbar inc” listed as having an address at Valley Plaza, which, upon information and belief, is affiliated with Taste of Brooklyn, Inc and Taste of Brooklyn (“Facebook Page”). *See* Exh. 21. Not only does the Facebook Page list Taste of Brooklyn’s hours as violating the requirement that it be closed before 10:00 p.m. (*see* Figure 3, above), but the Facebook Page has advertised events—which purport to include live entertainment—that are scheduled to end after 10:00 p.m. at the Premises. *See* Exh. 21, pp. 2, 4, and 6.

Figure No. 7 - Taste of Brooklyn Facebook Page event advertisements with end times after 10:00 p.m. and DJs listed ostensibly providing live entertainment (*see* Exh. 21, pp. 2, 4 and 6).



GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.



Additionally, Taste of Brooklyn, upon information and belief, has a DoorDash page for the sale of food at Valley Plaza. See Exh. 37. As captured from the webpage, on DoorDash, Taste of Brooklyn lists its store hours of operation from “4PM – 1AM,” Monday through Sunday. *Id.*, p. 1.

The DoorDash page links to a website: <https://tobsportsbar.com>. See Exh. 37, p. 1. Upon information and belief, the webpage allows customers to order food and offers information about the Taste of Brooklyn (“Webpage”). See, generally, Exh. 38. Listing the location as in Valley Plaza, the Webpage states that Taste of Brooklyn is open after 10:00 p.m.:

Figure No. 8 - Taste of Brooklyn hours and location as listed on Webpage (see Exh. 38, p. 4).

Location & Hours	
4141 South Salina Street Syracuse, NY 13205 (315) 299-4001 tobsportsbarinc@gmail.com	Monday: Closed Tuesday - Friday: 4pm-1am Saturday - Sunday: 3pm-2am Daily Happy Hour: 2pm-5pm

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Therefore, upon information and belief, Taste of Brooklyn actively advertises to the public that it does not comply with its Special Use Permit. That being said, numerous interactions with SPD confirms that over the last year of its existence in Valley Plaza, activity occurs at and around Taste of Brooklyn well past 10:00 p.m., with Taste of Brooklyn remaining open and a nexus for violent criminal activity.

1. October 28, 2023-October 29, 2023, Property Check

On October 28, 2023, SPD officers conducted a property check at 4141 South Salina Street. The police officers arrived to 4141 South Salina Street at approximately **10:56 p.m.** See Exh. 3. Upon arrival, the police officers observed numerous people enter the Taste of Brooklyn.⁸ See *id.* While sitting in the parking lot, the police officers were approached by Mr. Nelson, who is the son of the Taste of Brooklyn, Inc. president, Mr. Snow. Mr. Nelson informed the police officers that they were hosting a party that night and that they intended to remain open until **1:30 a.m.** The police officers advised Mr. Nelson that they were concerned because there was a report of a person with a suspicious gun at 4141 South Salina the night before. See *id.* Mr. Nelson stated that he had hired security but that the security would not monitor the parking lot. See *id.* The police officers advised Mr. Nelson that he was responsible for parties in the parking lot as he was the only business open in the plaza late at night. See Exhibit 3 complete redacted police report regarding the October 28, 2023, police investigation.

A few hours later, at approximately **01:11 a.m.**, SPD officers responded to a potential shots fired situation at 4141 South Salina Street. The responding officers observed a large group of people in the parking lot outside the Taste of Brooklyn. See Exh. 4. The responding police officers noted that the people outside the Taste of Brooklyn were highly intoxicated and uncooperative with the police investigation. See Exhibit 4 for a complete redacted police report regarding the October 29, 2023, police investigation.

2. November 5, 2023, Suspicious Person with a Weapon

At approximately 02:16 a.m., SPD officers were dispatched to 4141 South Salina Street due to reports of a suspicious person with a weapon. See Exh. 5, p. 1. Upon arriving at 4141 South

⁸ Various police reports mistakenly refer to the Taste of Brooklyn as “Valley Blue’s Club” and/or “Kings Bar.” These are names of former bars that previously operated at the same storefront Taste of Brooklyn currently occupies. The Taste of Brooklyn has operated at the storefront since at least August 7, 2023, when a Certificate of Use was issued to Taste of Brooklyn.

Salina Street, the police encountered a gathering of people in the parking lot. *See id.*, p. 1. While canvassing the scene, the police officers found evidence of a fight in 4141 South Salina Street’s parking lot, including a shell casing. A witness/victim at the scene reported to the police that they and another person were attacked by a group of women outside the Taste of Brooklyn. The witness/victim further reported that they heard a gunshot during the fight, at which point everyone scattered.

While canvassing the area, police officers noted that all businesses in the strip mall were closed, other than the Taste of Brooklyn, which was just closing for the night. A still shot of the Taste of Brooklyn’s entrance taken from a police officer’s body worn camera (“BWC”) from the November 5, 2023 investigation is reproduced below:

Figure No. 9 – SPD BWC depicting the front door of the Taste of Brooklyn at around 2:30 a.m. on November 5, 2023.



The still shot is time-stamped **02:30 a.m.**, and clearly shows an “Open” sign. SPD Officers noted when canvassing the area that no other businesses were open in Valley Plaza “strip mall” other than Taste of Brooklyn, which was at the time of the incident observed by SPD to be “closing for the night.”

SPD Officers were also dispatched to a local hospital at approximately 02:25 a.m. on November 5, 2024, where a person (“stabbing victim”) was brought by private vehicle with a stab wound

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

from Valley Plaza, and *not* a gunshot wound. Despite this, a .380 caliber shell casing was nonetheless recovered from the scene of the incident in Valley Plaza. *See* Exh. 5, pp. 1, 3. The police investigation completed during the early hours of November 5, 2023. *See* Exhibit 5 for a redacted police report regarding the November 5, 2023, police investigation.

SPD reported as to the stabbing that the stabbing victim had explained explained that they were stabbed by the suspect after they had left the bar where the suspect was standing on the sidewalk just outside. *See* Exh. 5, pp. 4-5. The suspect punched the stabbing victim in the face, drew the knife, and stabbed the stabbing victim in the head. *See id.* The suspect then pulled out a handgun and then left. *See id.*

3. November 12, 2023, Shots Fired Incident

On November 12, 2023, SPD officers were dispatched to Valley Plaza for a reported shooting with injuries. *See* Exh. 6, p. 1. Upon arrival at approximately 12:50 a.m., responding officers observed several cars leaving the parking lot at a high rate of speed while also observing approximately 30 vehicles in the parking lot. A still shot taken from a police officer's BWC during the November 12, 2023, investigation is reproduced below:

Figure No. 10 – SPD BWC depicting the front door of the Taste of Brooklyn at around 12:53 a.m. on November 12, 2023.



GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

The still shot⁹ is timestamped **12:53 a.m.** and clearly shows an “Open” sign and multiple individuals inside the front entrance of the Taste of Brooklyn. While interviewing people outside the Taste of Brooklyn, police officers were informed that the reported shooting may have occurred outside a nearby Walgreens, which is located in another portion of the strip mall. Police officers ultimately discovered 12 casings outside the Walgreens. *See id.* The next day, a witness informed SPD that they believed that the shooting was from an incident involving the new bar (believed to be Taste of Brooklyn) in the overnight hours of November 12, 2023. *See id.*

SPD Officers were also dispatched to Upstate Hospital at approximately 12:50 a.m. on November 12, 2023, regarding a shooting victim. See Exhibit 6 for a redacted police report regarding the November 12, 2023, shooting investigation.

4. March 10, 2024, Harassment Complaint

On March 10, 2024, SPD officers were dispatched to Taste of Brooklyn at approximately **12:51 a.m.** *See* Exh. 7, p. 1. Upon arrival, the responding officers interviewed an individual who claimed that they were pepper sprayed by a Taste of Brooklyn security guard. *See id.* The police officers interviewed Taste of Brooklyn employees, who confirmed that there was a fight inside the Taste of Brooklyn and that patrons had been removed from the bar. *See id.* The Taste of Brooklyn employee also confirmed that pepper spray was used. *See id.* The Taste of Brooklyn employees showed police officers security camera footage from inside the bar, which showed a **fight occurring within the Taste of Brooklyn at 12:40 a.m.** *See id.*, p. 2. BWC from police officers present at the scene also confirms that the Taste of Brooklyn was open during the early morning hours of March 10, 2024. A still shot taken from a police officer’s BWC during the March 10, 2024 police investigation is reproduced:

⁹ The still shot captures a “Valley Blues House” sign above the Taste of Brooklyn bar. Valley Blues House is a former bar that used to operate in the storefront. As explained previously, the Taste of Brooklyn has occupied the storefront since at least August 7, 2023.

Figure No. 11 – SPD BWC depicting the area outside the front door of the Taste of Brooklyn at around 1:02 a.m. on March 10, 2024.



The still shot is timestamped at **01:02 a.m.** and captures the parking lot outside of the Taste of Brooklyn. The still shot clearly depicts numerous cars present at in the parking lot. See Exhibit 7 for a redacted police report regarding the March 10, 2024, police investigation.

5. April 12, 2024, Property Damage to Nearby Business

On April 12, 2024, SPD officers responded to a complaint filed by the owners of a restaurant located in the 4141 South Salina Street strip mall. Persons affiliated with a restaurant reported to police officers that their security cameras captured a fight in front of their restaurant door that occurred at **2:00 a.m.** that morning, with the individuals involved in the fight coming from Taste of Brooklyn. *See Exh. 8.* They showed the SPD officers a video of the fight. The officers noted that the individuals on the video appeared to be highly intoxicated, were roughhousing, and ultimately broke the front window. *See id.*

The persons affiliated with the restaurant informed police that they had already spoken with the owners of the Taste of Brooklyn about the broken window, and that the Taste of Brooklyn owners had agreed to pay for the cost of replacing the window. The persons affiliated with the restaurant also reported to the police officers that they had experienced issues since the Taste of Brooklyn had opened, including “constant loud music, open containers, people being intoxicated causing

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

fight, as well as glass being broken through out the parking.”¹⁰ The persons associated with the restaurant reported to the police that **they no longer feel safe** at 4141 South Salina Street. See Exhibit 8 for a redacted police report regarding the April 12, 2024, police investigation.

6. May 25, 2024, Criminal Mischief Complaint

On May 25, 2024, SPD officers were dispatched to 4141 South Salina Street in response to a criminal mischief complaint, that was later amended to a physical domestic complaint. *See* Exh. 9. The responding officers arrived at 4141 South Salina Street at approximately **03:34 a.m.** Upon arriving, the police officers interviewed the victim who stated that they were at “the Sports Bar located at 4141 S Salina St” (upon information and belief, the Taste of Brooklyn) at **03:00 a.m.** The victim further reported that they were notified that their car had been damaged. *See id.* When the victim went to the parking lot, they found extensive damage to the car. *See id.* A witness confirmed that they observed a suspect damage the car. The incident ultimately culminated in a felony arrest. See Exhibit 9 for a redacted police report regarding the May 25, 2024, police investigation.

7. June 8, 2024, Stolen Vehicle and Motor Vehicle Accident

On June 8, 2024, SPD Officers were dispatched to 4141 South Salina Street in response to a motor vehicle accident. The officers arrived at the scene at approximately 02:27 a.m. *See* Exh. 10. Upon arriving, the officers interviewed the victim, who reported that they had entered the Taste of Brooklyn Sports Bar at approximately **12:30 a.m.** The victim further reported that they left the bar at around **02:00 a.m.** and discovered that their car was gone. *See id.* The victim reported that they likely lost their keys while inside the Taste of Brooklyn. The victim’s stolen car was then involved in a car accident at the intersection of South Salina Street and Belle Avenue. See Exhibit 10 for a redacted police report regarding the June 8, 2024, police investigation.

8. June 16, 2024, First Homicide

On June 16, 2024, SPD officers were dispatched to 4141 South Salina Street in response to a reported shooting with injuries, which was later amended to a homicide. Upon arrival, officers observed a large crowd in the parking lot. *See id.*, p. 1. The officers arrived to the scene at approximately 02:26 a.m. *See* Exh. 11. The responding police officers were able to pull video

¹⁰ The Special Use Permit prohibits any live or amplified music to be played outside the approved hours of operation, which is 03:00 p.m. to 10:00 p.m. Therefore, loud music being played at the Taste of Brooklyn after 10:00 p.m. is a violation of the Special Use Permit.

footage of the parking lot and determined that a majority of the people in the parking lot originated from the Taste of Brooklyn. *See id.*, p. 3. The police investigation also revealed that a shooting suspect left the Taste of Brooklyn shortly before **02:00 a.m.** *See id.*, p. 5.

In addition to the homicide, after a search of the area, a white Honda Accord was found with the front driver side door struck by gunfire and a Jeep Grand Cherokee had the rear windshield struck by gunfire. *See id.*, 2. A total of 20 spent casings were located, one projectile and two projectile jackets were located at the scene. *See id.* See Exhibit 11 for a redacted police report regarding the June 16, 2024 police investigation.

9. July 29, 2024, Activity Occurring After 10:00 p.m.

In response to the frequency of issues occurring at 4141 South Salina Street, SPD set up a surveillance camera system in the parking lot at Valley Plaza (“Camera”). The Camera was positioned to allow for observation of the parking lot immediately outside the Taste of Brooklyn. Still shots taken from the COPS Camera on July 29, 2024 are reproduced below:

Figure No. 12 – SPD Camera depicting the parking lot surrounding the Taste of Brooklyn at 12:57 a.m. on July 29, 2024 (see Exh. 23).



Figure No. 13 – SPD Camera depicting a line of people to the front entrance of the Taste of Brooklyn at 1:00 a.m. on July 29, 2024 (see Exh. 23).



The first still shot is timestamped **12:57 a.m.** and depicts a full parking lot, not only immediately outside the Taste of Brooklyn, but also for several storefronts extending away from the Taste of Brooklyn. The second still shot is timestamped **01:00 a.m.**, and shows numerous people outside the Taste of Brooklyn, as well as cars parked in the public street. The still shots taken from the COPS Camera on July 29, 2024, are collectively attached hereto as Exhibit 23.

10. August 4, 2024, Activity Occurring After 10:00 p.m.

On August 4, 2024, the SPD's Camera captured the following still shot of the parking lot outside the Taste of Brooklyn:

Figure No. 14 – SPD Camera depicting the front entrance of the Taste of Brooklyn at 1:07 a.m. on August 4, 2024 (see Exh. 23).



The still shot is timestamped 01:07 a.m. and shows numerous cars parked outside the Taste of Brooklyn.

11. August 9-10, 2024, Nuisance Party Investigation

On August 9, 2024, SPD officers went to 4141 South Salina Street to discuss an ongoing nuisance party complaint regarding the Taste of Brooklyn with Mr. Nelson. *See Exh. 12, p. 1.* The police officers arrived at the Taste of Brooklyn at 9:13 p.m. *See id.* Mr. Nelson did not show up for the meeting with police officers. *See id.* However, his sister was present and spoke with the police officers. *See id.* The police officers reiterated that the Taste of Brooklyn had been operating past its closing time. *See id.* The police officers advised an employee who was present of the mandatory closing time.

A few hours later, in the early hours of August 10, 2024, SPD officers completed a nuisance party investigation into the Taste of Brooklyn. *See id.* A police officer accessed the Camera system that was pointed to the entrance of the Taste of Brooklyn. *See id.* A police officer noted that about seven cars were parked on a public street or sidewalk in front of the Taste of Brooklyn at 12:18 a.m. The officer noted that the parked vehicles impeded pedestrian and would inhibit the ability of emergency responders to effectively respond to the location. A still shot from the SPD Camera footage is reproduced below:

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Figure No. 15 – SPD Camera depicting the front entrance of the Taste of Brooklyn at 2:00 a.m. on August 10, 2024 (see Exh. 23).



The stillshot is timestamped at **02:00 a.m.** and clearly captures numerous cars parked on the sidewalk and public street outside the Taste of Brooklyn. The stillshot also depicts numerous people standing outside the Taste of Brooklyn, whose sign is plainly visible in the picture. Despite being unequivocally reminded that the Taste of Brooklyn could not lawfully operate beyond its stated hours, the Taste of Brooklyn was not only open well past 10:00 p.m., but obviously busy until at least 02:00 a.m. This conduct shows a clear disregard not only for lawful requests made by police officers, but also towards the residential neighborhoods that abut 4141 South Salina Street. See Exhibit 12 for a redacted police report regarding the August 10, 2024, police investigation.

12. August 14, 2024, Second Homicide

On August 14, 2024, SPD officers were dispatched to the Taste of Brooklyn at **12:00 a.m.** for a shooting with injuries complaint, which was later amended to a homicide. See Exh. 13, p. 1. Upon arriving, the responding officers observed multiple cars and people in the parking lot outside the Taste of Brooklyn and leaving the scene. See *id.* Police officers were also dispatched to St. Joseph's Hospital where the victim was thrown into a vehicle from Taste of Brooklyn and transported to the hospital, where the victim later died. See *id.*, p. 4. The driver indicated that they had been in the Taste of Brooklyn that night prior to the shooting. See *id.* p. 6. The driver

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

reported to police that they were “inside of the bar when all of a sudden someone came inside and said that shots were fired outside.” *Id.* A still shot from a police’s officer body worn camera during the August 14, 2024, investigation is reproduced below:

Figure No. 16 – SPD BWC depicting the interior of the Taste of Brooklyn at 12:39 a.m. on August 14, 2024 (faces have been redacted).



The still shot is timestamped 00:39, or **12:39 a.m.**, and shows that the Taste of Brooklyn was still open and serving customers well after midnight, and **after a shooting had occurred outside the bar**. See Exhibit 13 for a redacted police report regarding the August 14, 2024, police investigation.

13. August 18, 2024, Robbery and Assault

On August 18, 2024, SPD officers were dispatched to a robbery complaint at the Taste of Brooklyn. *See* Exh. 14, p. 1. A witness reported to police officers that they were in the Taste of Brooklyn when they noticed a person outside the bar with females. *See id.* The witness left the inside of the bar and began talking to the females outside. *See id.* During the conversation, a fight broke out. *See id.* At this, the robbery victim attempted to intervene. *See id.* While the victim was attempting to break up the fight, the suspect pulled a gun on the victim and threatened to kill the victim. *See id.*

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

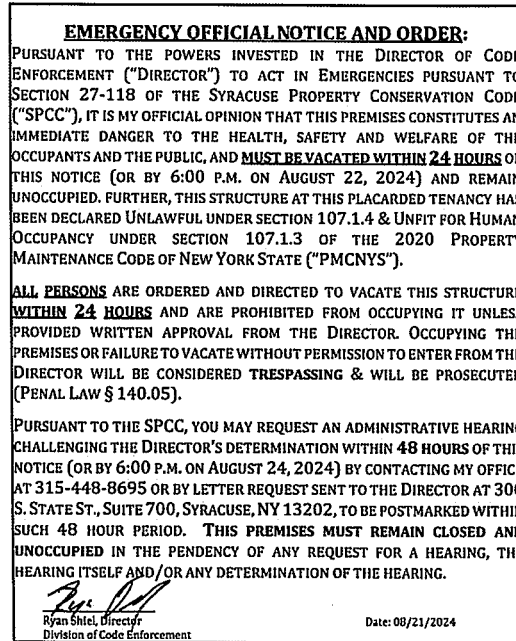
The suspect then punched the victim with a closed fist subsequently leaving the victim in a prone position in the parking lot. *See id.* Then the suspect got on top of the victim and continued to punch the victim with a closed fist multiple times on the right side of their face. *See id.* The suspect then took gold necklace from around the neck of the victim and left. *See id.* The victim sustained, amongst other injuries, a fractured orbital bone. The witness also sustained bruising to their right shoulder and forehead as a result of the altercation. The involved individuals reported to police that the altercation occurred at **01:30 a.m.** See Exhibit 14 for a redacted police report regarding the August 18, 2024, police investigation.

E. Actions taken by Director of Code Enforcement in Response to Special Use Permit Violations and ratcheting up of violent activity.

On August 21, 2024, on account of the spiraling criminal activity occurring at and from the Taste of Brooklyn—all of which happened after 10:00 p.m. while Taste of Brooklyn was required to be closed according to its Special Use Permit—Director Shiel issued a series of violations against Taste of Brooklyn and its ownership and management under Complaint #2024-06508. *See* Exh. 34. Exercising his emergency powers, Director Shiel was left with no other option for the safety of the community to order the Premises closed, pending a request by the owner(s) to the Director for reentry. *See* Exh. 34. As noted above, but-for the Taste of Brooklyn closing according to its restricted hours under the Special Use Permit, the myriad of violent and nuisance inducing crimes that have ravaged the surrounding residential neighborhood could have been completely avoided.

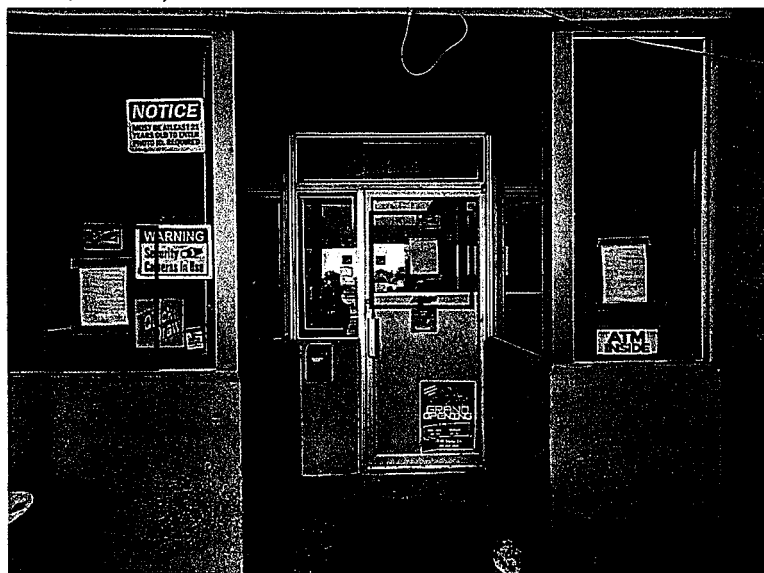
As such, Director Shiel under Complaint #2024-06508 had the Premises placarded with an Emergency Official Notice and Order (“Placard”), which ordered in no uncertain terms that the premises must be vacated and could not be occupied without his permission:

Figure No. 17 – Emergency Official Notice and Order (see Exh. 35).



Placards were placed on the entrance, and a copy of the entire notice was provided to Mr. Nelson, who was at the Premises at the time of the placarding of the Emergency Official Notice and Order on August 21, 2024.

Figure No. 18 – Placards on Premises from August 21, 2024 (see Exh. 36, p. 3, red boxes added around notices, below).



GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Copies of the Emergency Official Notice and Order, along with a cover letter and a list of the outstanding violations under Complaint #2024-06508 were mailed to the addresses on file with the Department of Finance and Code Enforcement Division for 2468 Group, Taste of Brooklyn, Inc., Mr. Snow, and Mr. Nelson. *See* Exh. 34. The cover letter noted that:

Figure No. 19 – Excerpt from cover letter of notice of violations dated August 21, 2024 (*see* Exh. 34, p. 1).¹¹

Among those violations, and pursuant to Taste of Brooklyn’s Special Use Permit, the Premises is required to be closed and cease all operations no later than 10:00 p.m. However, numerous incidents involving SPD over the past year evidence that Taste of Brooklyn has continued to operate well past 10:00 p.m. in violation of its Special Use Permit.

More specifically, since August of 2023, Taste of Brooklyn has been the site and nexus of violent criminal activity that has created a direct and increasingly imminent threat to public safety. Many if not all of these incidents have occurred after 10:00 p.m.. By way of example, since June of 2024 the Taste of Brooklyn has been the site, nexus and cause of **two homicides** (June 16 and August 14, 2024), a stabbing (June 8, 2024), and a robbery (August 24, 2024), each of which happened at or from Taste of Brooklyn and occurred after 10:00 p.m. Moreover, on Facebook, Taste of Brooklyn lists its hours as being from 3:00 p.m. to 2:00 a.m., and has advertised events ending after 10:00 p.m.

Owners of Valley Plaza and Premises were cited, among others, for being an Unlawful Structure in its violation of the Special Use Permit. *See* Exh. 34. The corrective action was clearly laid out in the violations section of the notices provided to the owners:

Cease all operations of the commercial tenancy and completely vacate (without reentry) at the Premises, doing business as the “Taste of Brooklyn Sports Bar,” until such time as the Director determines that the Premises is not the nexus, site or cause of the imminent risks to public safety as presented by Taste of Brooklyn and a Letter of Approval of Re-occupancy is issued by the Division.

Exh. 34, p. 4. Despite this corrective action and the certain terms of the Emergency Official Notice and Order, the Taste of Brooklyn had not complied.

F. Actions taken by Director Shiel in Response to Special Use Permit Violations and ratcheting up of violent activity.

Despite and in opposition to the Emergency Official Notice and Order and the Placard from August 21 and personal service of the same on Mr. Nelson on the same day (*see* Exh. 41) (among

¹¹ Due to a scrivener’s error, the robbery was listed as “August 24, 2024,” when in fact the robber occurred at Taste of Brooklyn on August 18, 2024. *See* Exh. 14.

others), along with Mr. Nelson’s acknowledgement of the violations by requesting a hearing on August 22, 2024 (*see* Exh. 42), Taste of Brooklyn openly defied the orders of the Director of Code Enforcement, Director Shiel, and, again, doubled down on its noncompliance with the Special Use Permit. *See, generally*, Exh. 34, 35, and 36.

In the early morning hours of Saturday, August 31, 2024—despite being ordered closed and reentry being considered trespassing and a violation of an official order of the Director—SPD officers responded to Taste of Brooklyn for a loud music complaint at **3:47 a.m.** *See* Exh. 32, p. 1. SPD Sergeant Irvine and Sergeant Fahey observed no vehicles in the Valley Plaza parking lot, but heard loud music from the parking lot originating from Taste of Brooklyn, also hearing several patrons inside of the bar along with a DJ on a microphone. *See id.* All of this is recorded on Sgt. Fahey’s 2:44 min. BWC video starting at **3:53 a.m.**, which is attached as Exhibit 39.

SPD officers made numerous attempts to get the attention of patrons inside. *See id.*

Figure No. 20 – Still shot of the BWC of Sgt. Fahey depicting Sgt. Irvine at the Taste of Brooklyn on August 31, 2024 at almost 3:55 a.m. (*see* Exh. 39).



Sgt. Irvine and Sgt. Fahey went to the rear of Taste of Brooklyn and located “twenty three vehicles and one motorcycle parked behind Taste of Brooklyn.” *See* Exh. 32; *see also* Exh. 40. As can

be heard from Sgt. Irvine's BWC, there was a loud party occurring inside of Taste of Brooklyn. *See, generally*, Exh. 40.

Figure No. 21 – Still shot of the BWC of Sgt. Irvine depicting the area behind Valley Plaza near the back door to Taste of Brooklyn on August 31, 2024 at approximately 4:00 a.m. (see Exh. 40).



Figure No. 22 – Still shot of the BWC of Sgt. Irvine depicting the back door to Taste of Brooklyn as the dark blue area in the center of the background on August 31, 2024 at approximately 4:00 a.m. (see Exh. 40).



GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

At approximately 4:03 a.m., Sgt. Irvine knocked on the back door to the Taste of Brooklyn, to which a male at the back door (without opening the door) yelled back “what?” Exh. 40, 03:03 – 03:09 mins. The unidentified male refused to open the door, and then informed Sgt. Irvine “that they were having a private party and I was instructed to ‘get the fuck away from the door.’” Sgt. Irvine’s BWC footage ends at approximately **4:05 a.m.** with the party ostensibly still going on. See Exh. 40.

As noted above, the Placard that was posted and served on Mr. Nelson on August 21, 2024 ordered that:

All persons are ordered and directed to vacate this structure [Taste of Brooklyn] **within 24 hours** [August 22, 2024] and are prohibited from occupying it unless provided written approval from the Director. Occupying the premises or failure to vacate without permission to enter from the director will be considered **trespassing** & will be prosecuted (Penal Law § 140.05).

Exh. 35 (emphasis in original). Taste of Brooklyn’s continued use of the Premises against the Emergency Order and Placard, all the while still violating the Special Use Permit hour and live entertainment limitations, demonstrates persistent noncompliance.

G. Complaints Made by Residents Near 4141 South Salina Street

Beyond incidents requiring police intervention, the Taste of Brooklyn has caused continuous problems for local residents who live near 4141 South Salina Street. For context, 4141 South Salina Street is classified as a commercial space in the Syracuse ReZone Ordinance. However, the areas immediately surrounding 4141 South Salina Street are classified as residential level one.

Figure No. 23: ReZone snapshot of Valley Plaza (see Exh. 31).



GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

The approximate location of the Taste of Brooklyn is marked on the map above. As shown on the map, the streets and neighborhoods surrounding 4141 South Salina Street are predominantly “R1” or residential level one. The Syracuse ReZone Ordinance explains that the purpose of a R1 district is “top provide for neighborhoods made up of primarily detached, single-unit homes with green space, street trees, front porches and sidewalks.” ReZone Article 2.2(A). R1 zones are usually comprised of detached, single-unit homes, with sidewalks. As the map depicts, nearby streets such as Fillmore Street and East Florence Street are all classified as R1.

Based on the evidence from police reports of late-night activity at Valley Plaza, I recently reached out to numerous city residents who live near 4141 South Salina Street to determine whether the late-night activity had caused any problems to the surrounding streets and neighborhoods.

As part of my community outreach, I was able to speak with a recently retired woman who has lived on Fillmore Street for the past 30 years. She informed me that she and her immediate neighbors have had numerous problems since the Taste of Brooklyn opened last year.

One of the resident’s chief complaints was constant loud music emanating from the Taste of Brooklyn, late into the night. She relayed that loud music can be heard from the Taste of Brooklyn virtually every weekend and frequently is played past **02:00 a.m.** She remembered one instance when the loud music continued until **03:15 a.m.** The resident confirmed that the loud music interfered with her ability to sleep at night. Further, the resident informed me that prior to the Taste of Brooklyn opening, she would frequently sit on her front porch during the early evening hours. She can only do so because of loud music emanating from the Taste of Brooklyn, that dominates the space. In addition to loud music, the resident informed me that her street has frequent car traffic late into the night, which did not happen prior to the Taste of Brooklyn. She also stated that about once a month she finds empty beer bottles in her yard, which she attributes to people who attended the Taste of Brooklyn the night before.

The resident also informed me that her neighborhood is predominantly retirees, many of whom can no longer drive or do not have cars. As result, many of the local residents have to walk to the Walgreens and/or Dollar General that are located at 4141 South Salina Street for grocery shopping and other household items. The resident informed me that the streets are littered with empty beer bottles and broken glass. The resident also indicated that the Taste of Brooklyn has recently started hosting day-time events at 4141 South Salina, causing the entire parking lot to be filled.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

The resident emphasized that multiple bars have operated in 4141 South Salina Street over the past 30 years and have not caused the type of issues that the Taste of Brooklyn. The resident also lamented that she worked her entire life to be able to afford to buy her home and enjoy her retirement, only to have the Taste of Brooklyn open cause significant disturbances to the neighborhood.

H. Hearing Officer Recommendation on Complaint #2024-06508 After Hearings and Review of Evidence

At the request of Mr. Nelson, a hearing was held regarding the justification of the violations cited in Complaint #2024-06508 by Director Shiel, which noted Taste of Brooklyn's violation of the Special Use Permit ("Administrative Hearing"). *See* Exh. 34.

Figure No. 24: Portion of Notice of Violations dated August 21, 2024 (see Exh. 34).

Among those violations, and pursuant to Taste of Brooklyn's Special Use Permit, the Premises is required to be closed and cease all operations no later than 10:00 p.m. However, numerous incidents involving SPD over the past year evidence that Taste of Brooklyn has continued to operate well past 10:00 p.m. in violation of its Special Use Permit.

The Administrative Hearing was held on September 9, 2024, and September 16, 2024, before Hearing Officer Tifft, with both the City and Mr. Nelson represented by counsel, having had the opportunity to present evidence, offer witnesses, and cross-examine witnesses. As a result of the Administrative Hearing, on October 15, 2024, Hearing Officer Tifft issued written "Administrative Hearing Recommendations" to Director Shiel that stated in summary:

Based on the findings explained below, **I recommend that the Taste of Brooklyn Sports Bar continue to cease operating at 4141 South Salina St (which also includes use by any private parties or events).** Given the ongoing and seemingly willful refusal of the Taste of Brooklyn to abide by the hours of operation as clearly stipulated in the Special Use Permit approved by the City Planning Commission and Syracuse Common Council—and the resulting neighborhood safety concerns that were frequently present in the parking lot adjacent to the Taste of Brooklyn after 10 pm on nights when they were operating—**I additionally recommend that the Zoning Administrator refer this matter back to the Syracuse Common Council for their reconsideration of the special use permit.**

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Exh. 43, p. 1 (emphasis in original).

RECOMMENDATIONS

TASTE OF BROOKLYN'S FLAGRANT VIOLATIONS OF THE SPECIAL USE PERMIT AND FAILURE TO COMPLY WITH ITS TERMS HAS HAD A DETRIMENTAL EFFECT ON THE CHARACTER AND DEVELOPMENT OF THE SURROUNDING PROPERTIES AND NEIGHBORHOOD

As discussed above, the Taste of Brooklyn has repeatedly violated the condition of the Special Use Permit requiring the bar to close at 10:00 p.m. Since October 2023, there have been no fewer than 11 complaints requiring substantial police intervention. As recently as August 31, 2024, after Taste of Brooklyn was ordered to remain closed under the emergency powers of Director Shiel, Taste of Brooklyn hosted a party that created a noise disturbance to the surrounding neighborhood at 3:29 a.m. This was *after* the Director of Code Enforcement ordered that any reentry to the Premises would be unlawful and considered trespassing. Taste of Brooklyn not only fails to abide by its Special Use Permit but is open and hostile in its failure to abide by basic administrative orders from the City of Syracuse.

These incidents have resulted in further hazard and constitute an immediate danger to the health, safety and welfare of the occupants of the Taste of Brooklyn and the public, prompting Complaint # 2024-06508, and thus illustrate how there is a direct link between Taste of Brooklyn's failure to comply has dangerously had or will have a detrimental effect on the character and development of the surrounding properties and neighborhood. Taste of Brooklyn's wanton failure to close at 10:00 p.m. and continued amplified music entertainment has led to numerous incidents of violence at the 4141 South Salina Street.

First and foremost, two homicides have occurred at 4141 South Salina Street in the past few months. Both have occurred after 10:00 p.m. The murder of city residents and multiple other gunshot wounds that have occurred at the property after 10:00 p.m. constitutes hazard and an immediate danger to the health, safety and welfare of the occupants of the Taste of Brooklyn and the public and has had a detrimental effect on the character and development of the surrounding properties and neighborhood. Persistent gun-related violence has an undisputed detrimental impact on the surrounding neighborhood and community.

Second, there have been multiple reports of physical fights occurring at or near the Taste of Brooklyn. This includes a fractured orbital bone suffered recently by a robbery victim. I respectfully submit that the documented history of death, gun violence, and physical violence

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

occurring at 4141 South Salina Street has a detrimental effect on the surrounding neighborhood and community prompting Director Shiel's emergency actions.

Third, with respect to property damage, the incidents outlined above have resulted in damage to vehicles parked in the Taste of Brooklyn's parking lot, a stolen vehicle, and a motor vehicle accident at a nearby intersection. Further, another business owner located in the 4141 South Salina Street strip mall has suffered property damage. The same business owners have also reported to the police that there is constant loud music emanating from the Taste of Brooklyn, numerous highly intoxicated people present in the area, and significant amounts of broken glass throughout the parking lot. This provides direct proof that the Taste of Brooklyn has negatively impacted the character of the 4141 South Salina Street strip mall, and furthermore constitute an immediate danger to the public.

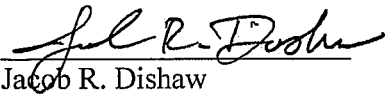
In addition to evidence from the police reports, local community members have experienced significant disturbances to their daily lives as result of the Taste of Brooklyn's Special Use Permit violations. Notably, and as discussed above, the local resident indicated that the Taste of Brooklyn plays loud music late into the night almost every weekend. This is corroborated by a Valley Plaza restaurant, who also complained of loud music to the police. Relevantly, the Special Use Permit prohibits electronically amplified music outside the Taste of Brooklyn's approved 3:00 p.m. to 10:00 p.m. *See* Exh. 2 at 4. Further, any electronically amplified music is required to be staged towards the rear or middle of the Taste of Brooklyn. The local residents' complaints of loud music provide strong evidence that the Taste of Brooklyn is violating the conditions set forth in the Special Use Permit, and as recent as August 31, 2024, continues to. These violations have an obviously detrimental effect on the surrounding neighborhood as residents have reported interference with their ability to sleep at night or enjoy being outside during the evening hours.

In sum, the Taste of Brooklyn has shown a complete disregard for the conditions set forth in the Special Use Permit issued to 4141 South Salina Street. This has resulted in loss of life, significant physical injuries, extensive property damage, a significant drain on SPD resources, and has negatively impacted neighbors to Valley Plaza in the late night and early morning hours. I respectfully submit that Director Shiel's immediate action was necessary to abate the hazard and immediate danger to the health, safety and welfare of the public by Taste of Brooklyn's operations. Taste of Brooklyn has shown that it has continuously and consistently failed to comply with the basic terms that it close by 10:00 p.m. and cease all amplified music and live entertainment at such time.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

It is therefore respectfully submitted that the Common Council should revoke the Special Use Permit because of Taste of Brooklyn's failure to comply, which has or will have a detrimental effect on the character and development of the surrounding properties and neighborhood.

Dated: November 13, 2024



Jacob R. Dishaw
Zoning Administrator and Deputy Commissioner
Department of Neighborhood
And Business Development

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

29 38



DIVISION OF CODE ENFORCEMENT
A DIVISION OF THE DEPARTMENT OF NEIGHBORHOOD
AND BUSINESS DEVELOPMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

Michael Collins
Commissioner of NBD

November 13, 2024

Jacob R. Dishaw
Deputy Commissioner of
Code Enforcement &
Zoning Administration

Ms. Patricia McBride
City Clerk
231 City Hall
Syracuse, New York

Ryan Shiel
Director of Code
Enforcement

Re: Request for Legislation to revoke a special use permit for 4141 South Salina Street

Thomas Steinberg
Deputy Director of
Code Enforcement

Dear Ms. McBride:

Brian Eisenberg
Assistant Director of
Code Enforcement

Please prepare legislation for the Common Council Meeting of November XX, 2024 authorizing the revocation of the special use permit previously granted to 4141 S. Salina Street. The property has been the subject of a recent bout of documented criminal activity as described in the Report attached hereto as Exhibit A. This activity violates the terms of the special use permit currently applicable to 4141 S. Salina Street.

William McCann
Assistant Director of
Code Enforcement

Jessica Brandt
Assistant Director of the
Central Permit Office

In accordance with the ReZone Zoning Ordinance and Map Article 5.4 (B)(3)(f)(3) a Common Council Public Hearing is also required prior to the Common Council acting on the revocation.

Sincerely,

Jake Dishaw
Zoning Administrator
Deputy Commissioner of
Code Enforcement & Zoning Administration

Code Enforcement
300 South State Street,
7th floor
Syracuse, N.Y. 13202

Office 315 448 8695
Fax 315 448 8764

www.syr.gov.net

General Ordinance No.

2024

**ORDINANCE DENYING A SPECIAL
USE PERMIT (SP-24-23) TO ESTABLISH
A NEW PARKING LOT USE TYPE ON
THE PROPERTY SITUATED AT 123-125
ASHWORTH PLACE, SYRACUSE, NEW YORK
PURSUANT TO REZONE**

BE IT ORDAINED, that the following resolution adopted by the City Planning Commission of the City of Syracuse on December 2, 2024, pursuant to Article V, Chapter 13, of the Charter of the City of Syracuse-1960, as amended, denying the request of Terry Horst Landscape Architecture on behalf of AP Land Holdings, the owner of 123-125 Ashworth Place, Syracuse, New York for a special use permit (SP-24-23) to establish a new parking lot use type on the property situated at 123-125 Ashworth Place, pursuant to ReZone: City of Syracuse Zoning Ordinance Article 5, Section 5.4 (B); in the manner and upon the conditions stated, be and the same hereby is denied by this Common Council, namely:



A RESOLUTION RECOMMENDING DENIAL OF A SPECIAL USE PERMIT, SP-24-23, ON
PROPERTY SITUATED AT 123-25 ASHWORTH PLACE

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 2nd day of December 2024, adopt the following resolution:

- WHEREAS, the applicant, AP Land Holdings LLC, is requesting a Special Use Permit to establish a new "Parking Lot" land use type on the property situated at 123-25 Ashworth Pl., pursuant to ReZone, Art. 5, Sec. 5.4(B); and
- WHEREAS, the City Planning Commission held a Public Hearing on the request on December 2nd, 2024, at 6:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York, heard all those desiring to be heard, and duly recorded their testimony. No member of the public spoke in favor and two members of the public spoke in opposition; and
- WHEREAS, a companion lot alteration was approved by the Zoning Administrator on 11/04/2024 which combined 123 Ashworth Place and 125 Ashworth Place into one lot; and
- WHEREAS, the subject property is regular in shape with a total lot area of 6,700 SF. The lot has 67 FT of frontage along Ashworth Pl. The eastern property line borders 100 FT of 127 Ashworth Pl. The western property line borders 100 FT of 121 Ashworth Pl., and the northern property line borders 67 FT of 1124 Fayette St.; and
- WHEREAS, the property lies within the MX-4 Zone District; and
- WHEREAS, the project's scope of work includes: (1) establishing the "Parking Lot" land use type; (2) installing new signage; (3) installation of a 6 FT high privacy fence; (4) addition of landscaping on the front property line; (5) installation of 2 staple-style bike racks; and (6) installation of 4 20-FT high solar lights with shields plus security cameras; and
- WHEREAS, the City Planning Commission has studied the proposal and all submittals by the applicant and all interested parties; and
- WHEREAS, the project does not meet the criteria to be referred to the Onondaga County Planning Board pursuant to GML §239-l, m and n; and
- WHEREAS, the Zoning Administrator and the City Planning Commission Chairperson, are entitled to execute any and all necessary documents related to the subject proposal; and
- WHEREAS, the Commission having reviewed the application for the proposed action and the Environmental Assessment Form, Part 1, dated 9/30/24 ("EAF") prepared and submitted by the applicant, and determined that the proposed action described therein constituted an Unlisted action, pursuant to 6 NYCRR §617.5(a), respectively; and

WHEREAS, having determined that a single agency is involved with the proposed application classified as an Unlisted action, the Commission declared itself "Lead Agency" pursuant to SEQRA; and finds that approval of the application as set forth herein will not have a significant effect on the environment, and the hereby issues a negative declaration pursuant to SEQRA, a copy of which is attached hereto as **Exhibit "A"**, which shall be filed in the office of the Commission.

NOW THEREFORE BE IT RESOLVED that we, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 2nd day of December 2024, recommend **DENIAL** of the applicant's request for **SP-24-23**, on property situated at 123-25 Ashworth Place, pursuant to ReZone, Art. 5, Sec. 5.4B.

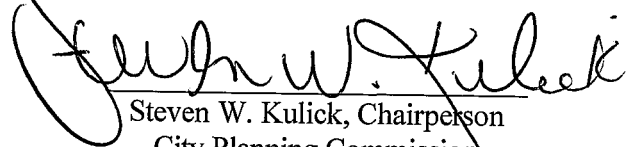

Steven W. Kulick, Chairperson
City Planning Commission

Exhibit A

Agency Use Only [If applicable]

Project: SP-24-23

Date: 12/02/2024

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"/>

PRINT FORM

Exhibit A

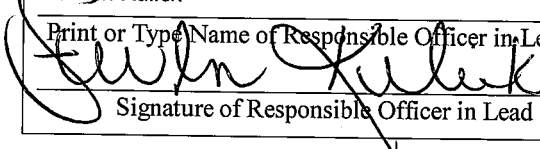
Agency Use Only [If applicable]

Project: SP-24-23

Date: 12/02/2024

Short Environmental Assessment Form Part 3 Determination of Significance

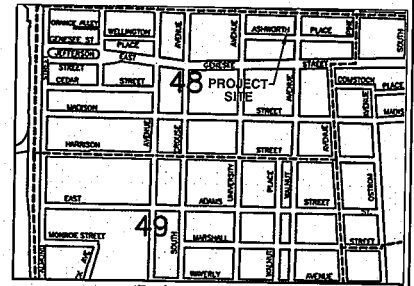
For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify 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.
<u>Syracuse City Planning Commission</u>	<u>12/02/2024</u>
Name of Lead Agency	Date
<u>Steven Kulick</u>	<u>Chairperson</u>
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)

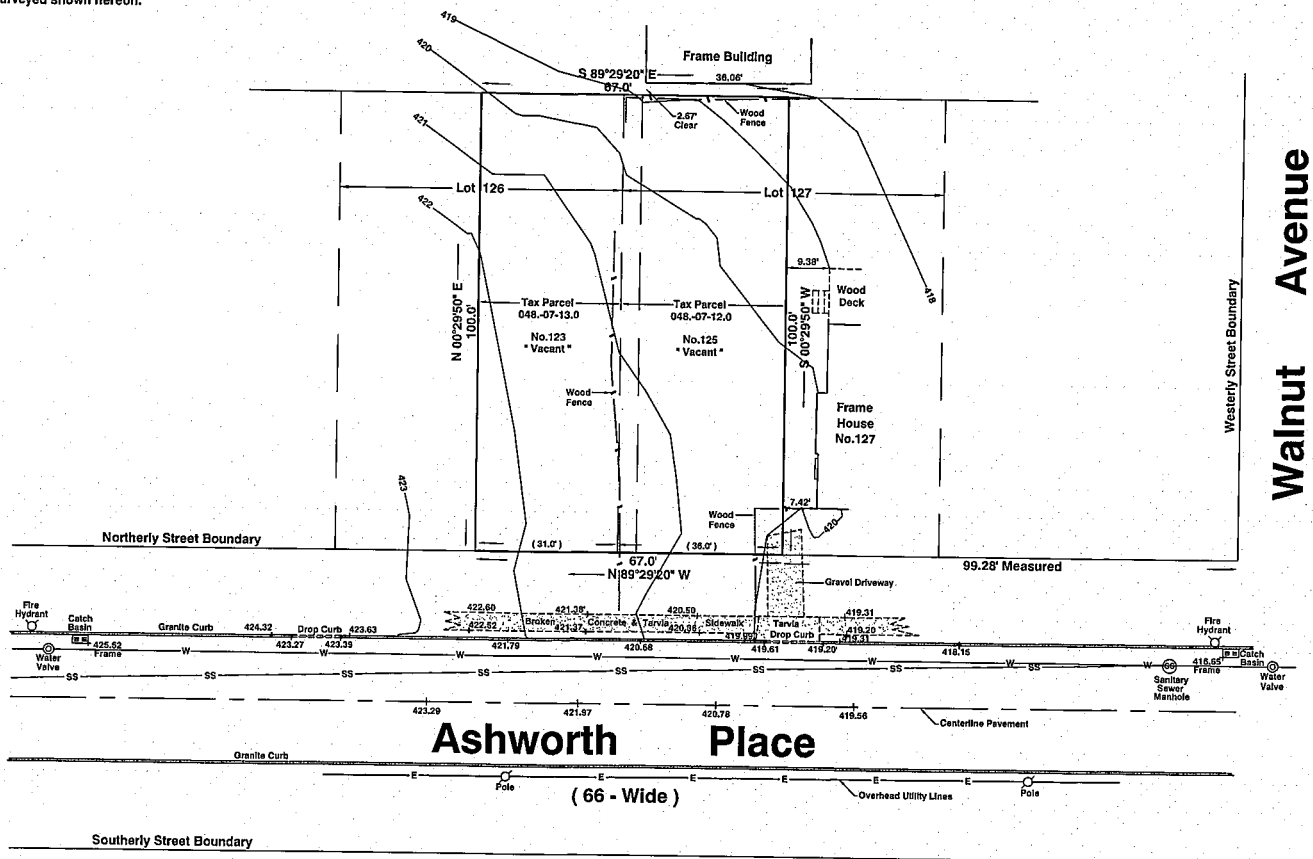
PRINT FORM

General Notes

- 1.) This survey was prepared without the benefit of an up to date Abstract of Title, and is subject to any additional facts such as an up to date Abstract may disclose.
- 2.) Fieldwork performed August 2024.
- 3.) Elevations are based on NGVD 1988 Datum.
- 4.) This survey is subject to any and all subsurface conditions, Improvements, if any, as well as any apparent encroachments within and/or adjacent to the platted parcel.
- 5.) The locations of underground utilities shown hereon were compiled from observable surface evidence and mapping by others the actual locations are subject to field excavation.
- 6.) The data collected for utilities shown hereon were NOT demarcated by any Utility Locator Company.
- 7.) There are no Federal or State Wetlands within the parcel surveyed shown hereon.



Project Vicinity Map



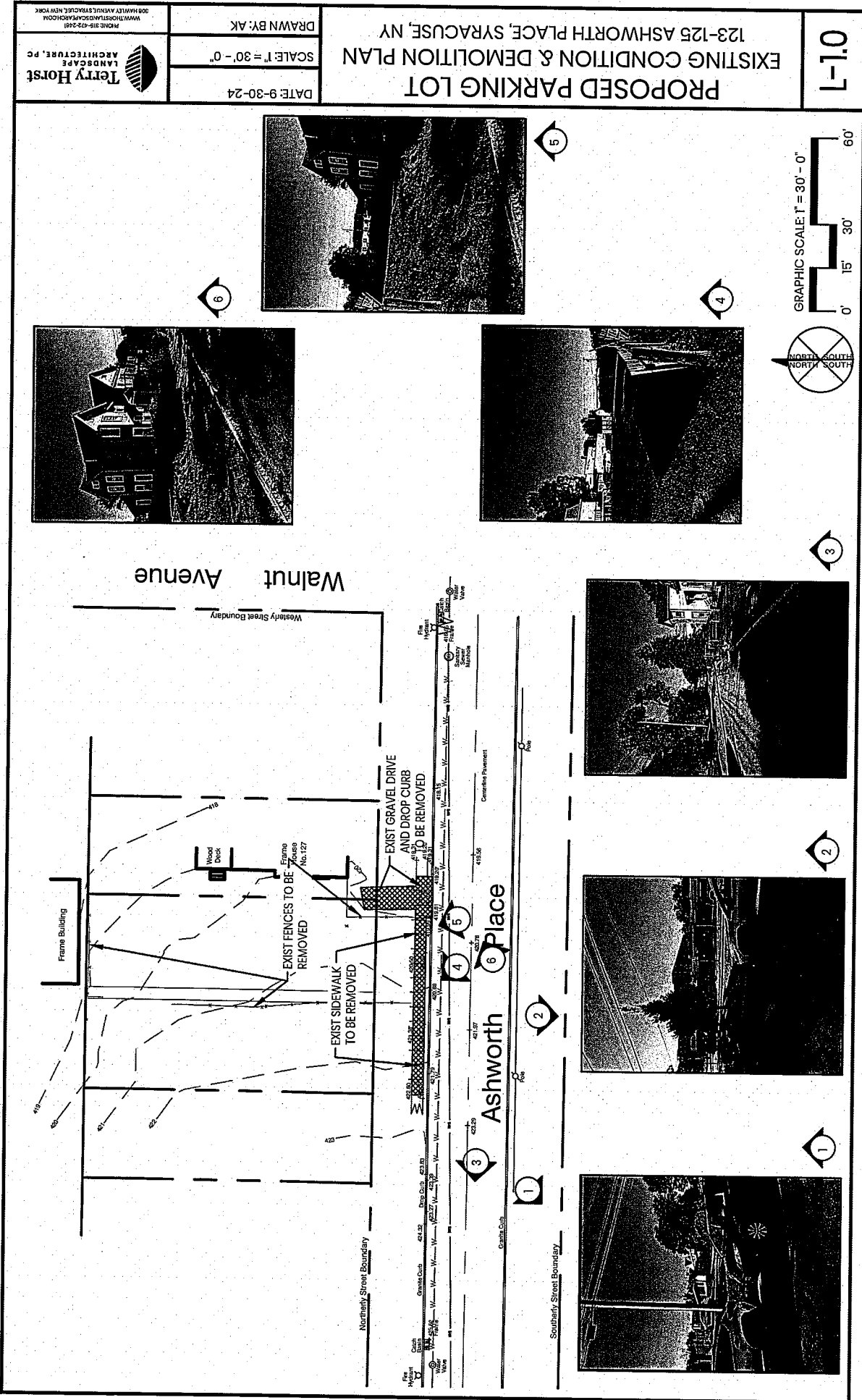
Legend

- These standard symbols may be found in the drawing and are not always drawn to scale.
- + Hard Surface Elevation Point
 - SS Sanitary Sewer Manhole
 - Utility Service Pole
 - Catch Basin
 - Water Valve
 - Fire Hydrant
 - SS Sanitary Sewer
 - E Overhead Electric & Communication Lines
 - W Water Main
 - Centerline Pavement
 - Wood Fence

Graphic Barscale
One Inch = Twenty Feet



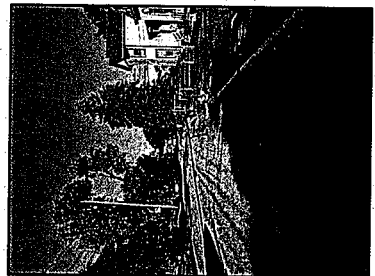
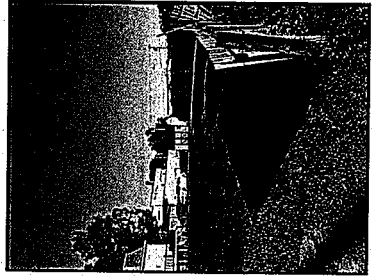
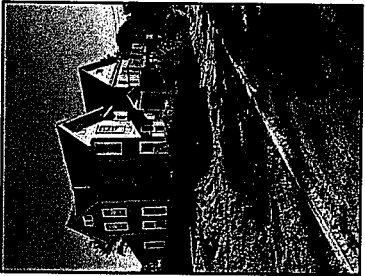
37 First Street, Camillus, New York 13031 Email: jrlandsurveying@aol.com		J.R.L. Land Surveying PLLC		Phone: (315) 253-9821 Fax: (315) 320-4298	
James Richard Lighton New York State Licensed Land Surveyor #50606		Map of Survey on part of Lot 126 and Lot 127 - Block 222 - City of Syracuse -			
I hereby certify that this map was made from an actual survey and same is correct. 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 boxed seal or this embossed seal shall be considered to be true valid 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 2024.		Known as No. 123-125 Ashworth Place, City of Syracuse, County of Onondaga, State of New York.			
JRL		Scale: 1" = 20'		Date: 09-05-2024	
				Drawn By: JRL	
Revisions:					



**PROPOSED PARKING LOT
EXISTING CONDITION & DEMOLITION PLAN**
123-125 ASHWORTH PLACE, SYRACUSE, NY

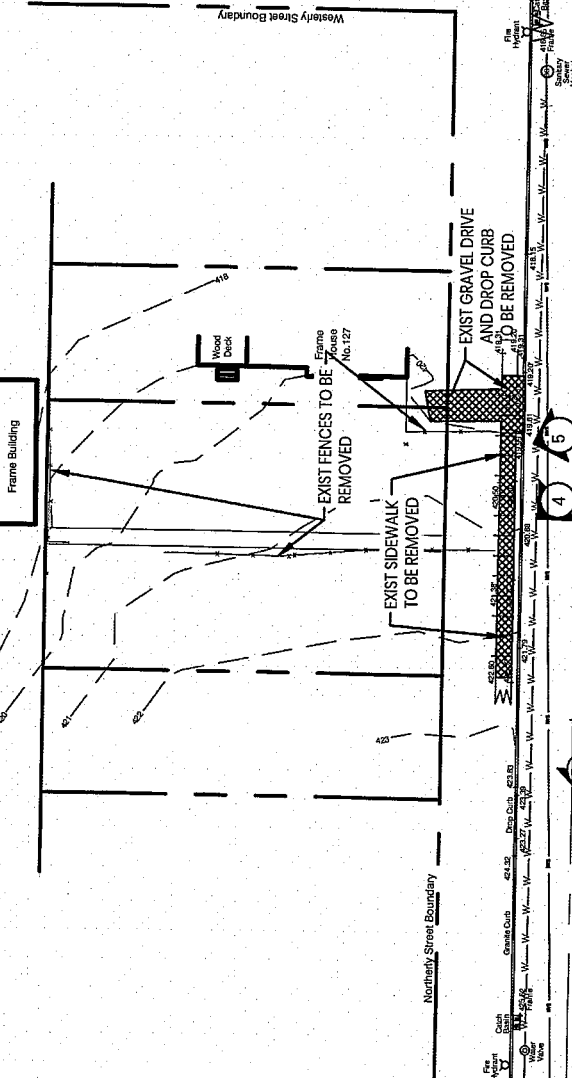
L-1.0

DATE: 9-30-24
SCALE: 1" = 30'-0"
DRAWN BY: AK



Walnut Avenue

Ashworth Place



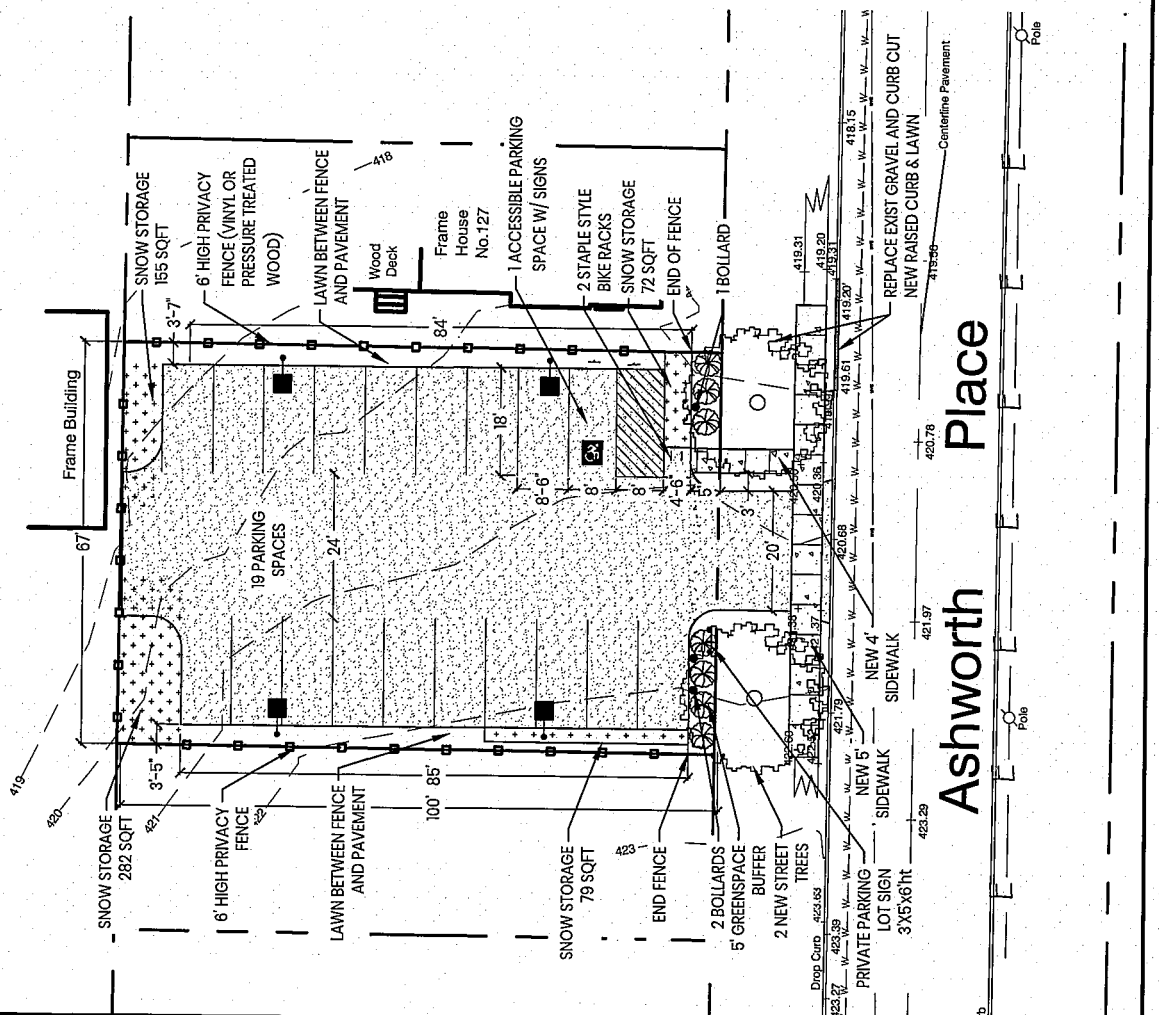
PROPOSED PARKING LOT
SITE PLAN
123-125 ASHWORTH PLACE, SYRACUSE, NY

DATE: 9-30-24
REV: 10-29-24, 11-6-2024
SCALE: 1" = 20' - 0"
DRAWN BY: AK

Terry Horst
LANDSCAPE ARCHITECTURE, P.C.
300 HAMILT AVE., SYRACUSE, NY 13208
PHONE: 315-437-4418

LEGEND

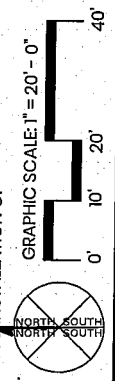
- PROPERTY LINE
- NEW HANDICAP PARKING SPACE
- NEW NO PARKING AREA
- NEW ASPHALT
- SNOW STORAGE
- NEW VEGETATION
- NEW LIGHT

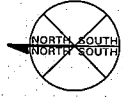


ZONING:
ZONE: MX-4 URBAN CORE
USE: PARKING LOT

LOT SIZE	REQUIRED	EXISTING	PROPOSED
LOT SIZE	NO MIN. REQ.	0.15 AC	0.15 AC
LOT COVERAGE - PARKING	95% MAX	0	82%
SETBACK - FRONT	N/A		
SETBACK - SIDE	N/A		
SETBACK - REAR	N/A		
BUILDING HEIGHT	N/A		
PARKING	N/A (SEE NOTE 1)	0	19 SPACES
BICYCLE PARKING	1/6 PARKING	0	3 SPACES
SNOW STORAGE	10% OF PARKING	0	588 SF

- NOTES:**
- THIS PARKING LOT WILL SERVE OWNERS APARTMENTS LOCATED ON WALNUT AVE SEE LOCATION PLAN L-12
 - LIGHTING - PARKING LOT WILL BE LIT BY 4'-20FT HIGH SOLAR LIGHTS W/ SHIELDS PLUS SECURITY CAMERAS.
 - CONTRACTOR SHALL NOTIFY THE SYRACUSE SIDEWALK INSPECTOR AT 315-448-8548 PRIOR TO INSTALLATION OF SIDEWALKS TO VERIFY LOCATION.







Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

December 5, 2024

Jacob R. Dishaw
Zoning Administrator

Hon. Patricia McBride
City Clerk
230 City Hall
Syracuse, New York 13202

Cristian Toellner
Director of Zoning

Re: SP-24-23

Meira Hertzberg
Land Use & Zoning
Attorney

Denial of a proposed Special Use Permit to establish Parking lot land use type at 123-25 Ashworth Pl.

Zhitong Wu
Zoning Planner II

Dear Ms. McBride,

Haohui Pan
Zoning Planner II

On December 2nd, 2024, the City Planning Commission adopted the above noted resolution. Copies of the resolution are attached.

Amber Dillon
Zoning Planner I

No member of the public spoke in support of the proposal, two members of the public spoke in opposition to the proposal.

Eric Auwaerter
Zoning Administration
Specialist

The City Planning Commission requests that the resolution be forwarded to the entire Common Council for consideration. The City Planning Commission recommends that the Common Council deny project SP-24-23.

Sincerely,

Jacob R. Dishaw
Zoning Administrator

Owner: AP Land Holdings LLC
188 E 78th St.
New York, NY 10075

Applicant: Terry Horst Landscape Architecture PC
306 Hawley Ave.
Syracuse, NY 13203

11

General Ordinance No.

2024

**ORDINANCE APPROVING A SPECIAL
USE PERMIT (SP-24-26) TO ESTABLISH
A NEW RESTAURANT MORE THAN 1,000
SQUARE FEET USE TYPE AT A VACANT
TENANT SPACE ON THE GROUND FLOOR
OF THE PROPERTY SITUATED AT 2800
JAMES STREET, SYRACUSE, NEW YORK
PURSUANT TO REZONE**

BE IT ORDAINED, that the following resolution adopted by the City Planning Commission of the City of Syracuse on December 2, 2024, pursuant to Article V, Chapter 13, of the Charter of the City of Syracuse-1960, as amended, approving the application of Stephen Skinner, the owner of the property situated at 2800 James Street, Syracuse, New York for a special use permit (SP-24-26) to establish a restaurant more than 1,000 square feet use type at a vacant tenant space on the ground floor of the property situated at 2800 James Street, pursuant to ReZone: City of Syracuse Zoning Ordinance Article 5, Section 5.4 (B); in the manner and upon the conditions stated, be and the same hereby is consented to and approved by this Common Council, namely:



A RESOLUTION APPROVING A SPECIAL USE PERMIT, **SP-24-26**, ON PROPERTY
SITUATED AT 2800 JAMES STREET

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 2nd day of December 2024, adopt the following resolution:

- WHEREAS, the applicant, Stephen Skinner, is requesting a Special Use Permit to establish a new "Restaurant > 1,000 SF" (called The Wedge) land use type at a vacant (no land use type) tenant space on the ground floor of an existing building situated at 2800 James St., pursuant to ReZone, Art. 5, Sec. 5.4(B); and
- WHEREAS, the City Planning Commission held a Public Hearing on the request on December 2nd, 2024, at 6:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York, heard all those desiring to be heard, and duly recorded their testimony. 1 member of the public spoke in favor and 1 member of the public spoke in opposition; and
- WHEREAS, the subject property at 2800 James St. is irregularly shaped with a total lot size of (0.168 acres). The property line and street frontage along James St. is 42 FT; the western property line and street frontage along South Collingwood Avenue are 167.5 FT; the southern rear property line borders 113 S Collingwood Ave. for 46.37 FT; and the eastern side property line borders 2806-08 James St. for 161 FT. The structural coverage is 6,239 SF whereas the larger structure is 4,164 SF and the smaller structure is 2,075 SF. The total gross floor area of the proposed restaurant is 1,920 SF and includes 1,008 SF customer area.; and
- WHEREAS, the property lies within the MX-2 Zone District; and
- WHEREAS, the project's scope of work includes: 1) interior renovation to install a supply room for dishes and silverware, and an enclosed kitchen space that includes preparation tables, freezers, coolers, and cooking facilities; 2) two accessible bathrooms are proposed, both constructed with 36-inch doors and a minimum 60-inch turning radius; 3) the waiting area will consist of 6 chairs, 1 hostess stand, 1 server station, 1 coat rack; and 4) the customer area will be improved with 4 four-seat tables, 3 two-seat tables, 2 six-seat tables, and a beer bar counter with 8 seats; beer kegerator, bar cooler, and wine refrigerator will be installed; and
- WHEREAS, the City Planning Commission has studied the proposal and all submittals by the applicant and all interested parties; and
- WHEREAS, the project does not meet the criteria to be referred to the Onondaga County Planning Board pursuant to GML §239-1, m and n; and
- WHEREAS, the Zoning Administrator and the City Planning Commission Chairperson, are entitled to execute any and all necessary documents related to the subject proposal; and
- WHEREAS, the Commission having reviewed the application for the proposed action and the

Environmental Assessment Form, Part 1, dated 11/4/24 ("EAF") prepared and submitted by the applicant, and determined that the proposed action described therein constituted a Type II action, pursuant to 6 NYCRR §617.5(c)(18), respectively; and

WHEREAS, having determined that a single agency is involved with the proposed application classified as a Type II action, the Commission need not declare itself "Lead Agency" pursuant to SEQRA; and finds that approval of the application as set forth herein will not have a significant effect on the environment, and the hereby issues a negative declaration pursuant to SEQRA, a copy of which is attached hereto as **Exhibit "A"**, which shall be filed in the office of the Commission.

NOW THEREFORE BE IT RESOLVED that we, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 2nd day of December 2024, **APPROVE** the applicant's request for **SP-24-26**, on property situated at 2800 James Street, pursuant to ReZone, Art. 5, Sec. 5.4B.

BE IT FURTHER RESOLVED that said application be approved subject to compliance with the following conditions:

1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public;
2. All construction, improvements and additions relating to this proposal, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the City Planning Commission;
3. All applicable provisions of ReZone Syracuse shall be adhered to; and
4. Improvements to the subject property and its use shall be in accordance with the submitted plans on file in the City of Syracuse Office of Zoning Administration entitled:
 - Property Survey: Location Survey on Lot #1 & part of lot #2, Block 2050, Eastwood Heights Tract, former Town of Dewitt, now City of Syracuse, County of Onondaga and State of New York; Known as # 2800 James Street Licensed Land Surveyor: Martin E. Davis.; Dated:/30/2000; Scale: 1''=20'.
 - Floor Plan- New Restaurant the Wedge, Change of Occupancy/ Level 2 Alterations Owners Sharan and Matt Simiele (SheetA-1 to 2), 2800 James Street/ Eastwood-Syracuse, NY. State of New York registered Architect: Sheila A. Weed; Group 1 Design; Scale: As Noted; Date: 10/6/2024.
5. The applicant must obtain a formal liquor license and a Certificate of Use before opening the business.

6. The applicant shall possess a valid liquor license that reflects the correct business name from the New York State Liquor Authority.
7. The applicant shall abide by the hours of operation that the Common Council decides upon. Wednesday to Saturday from 4 PM to 10 PM, and Sunday from 11 AM to 4 PM; Monday and Tuesday will be closed.
8. The applicant shall possess any valid license or certificate related to restaurant operation from the Health Department of Onondaga County.
9. Curbs shall be provided along the edge of all areas accessible to vehicles to prevent the encroachment of vehicles or any portions thereof, upon adjacent property or the street right-of-way.
10. All outside storage of junk, bottles, cartons, boxes, debris, and the like shall be restricted to appropriately screened enclosures not visible to the general public.
11. Customers or business operators shall not park on the public Right-of-way at the front and side of the building.
12. The applicant shall comply with the City of Syracuse Noise Control Ordinance during the restaurant's operation hours

BE IT FURTHER RESOLVED no signage was approved as part of this application; proposed signage must be submitted to the City of Syracuse Office of Zoning Administration for review and approval;

BE IT FURTHER RESOLVED that approval of this resolution does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Division of Code Enforcement;

BE IT FURTHER RESOLVED that if the conditions enumerated above are not complied with, this approval shall be subject to revocation.

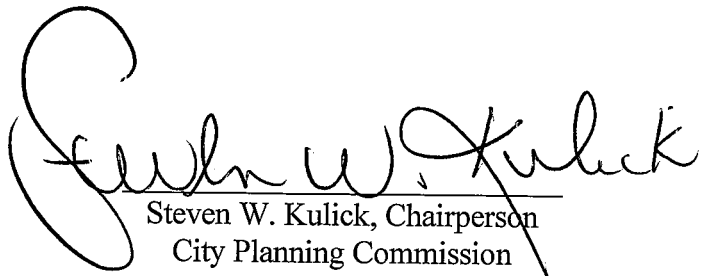

Steven W. Kulick, Chairperson
City Planning Commission

Exhibit A

Agency Use Only [If applicable]

Project:

SP-24-26

Date:

12/2/2024

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?"

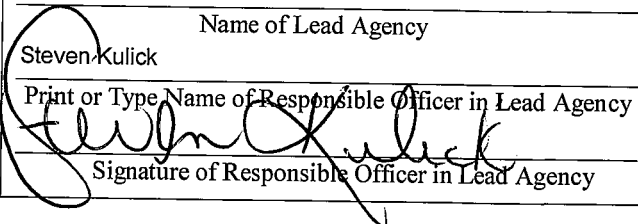
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity 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"/>

PRINT FORM

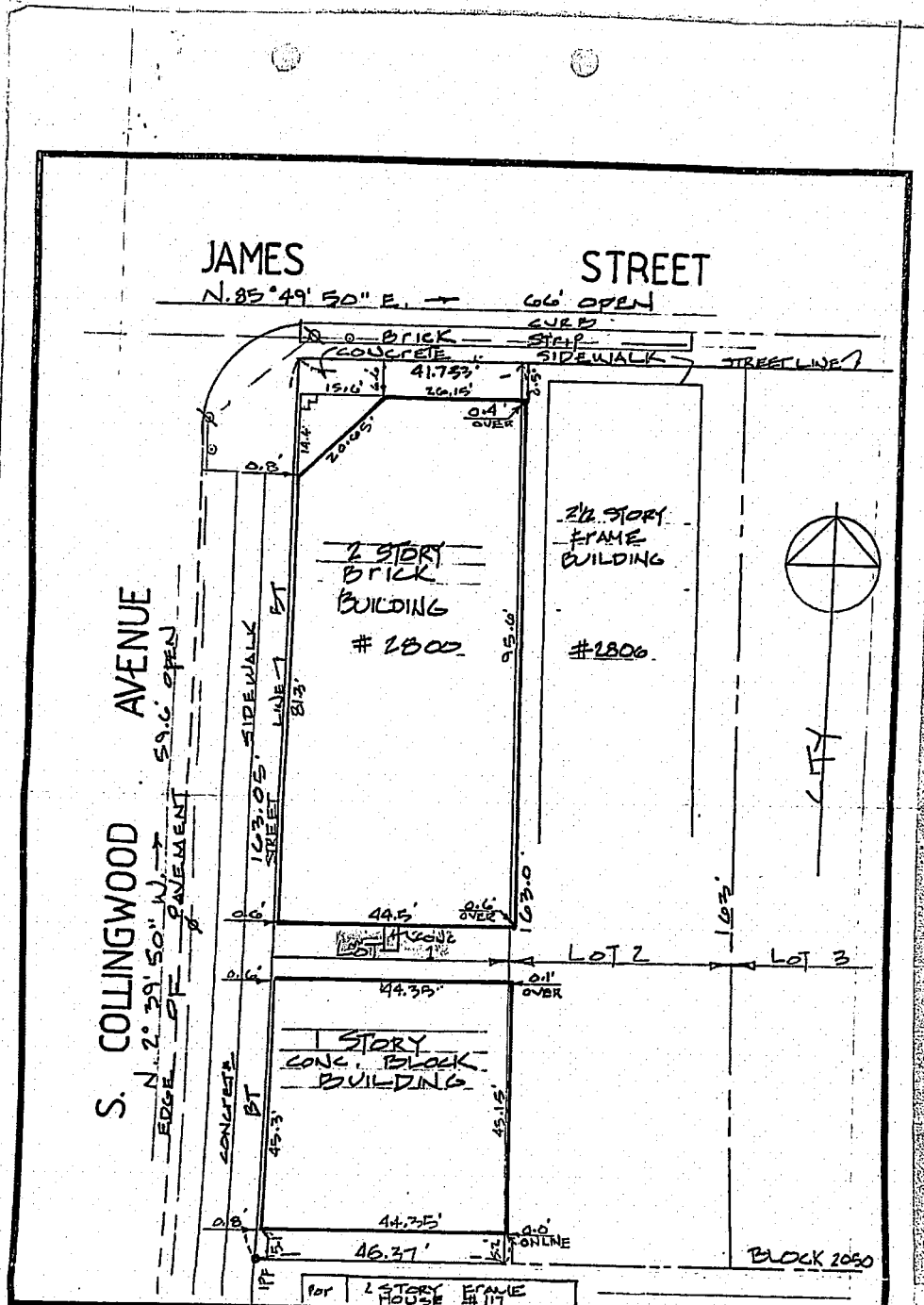
Project:	SP-24-26
Date:	12/2/2024

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 _____ Name of Lead Agency	12/2/2024 _____ Date
Steven Kulick _____ Print or Type Name of Responsible Officer in Lead Agency	_____ Chairperson _____ Title of Responsible Officer
 _____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

PRINT FORM



Location Survey on Lot #1 & part of Lot #2, Block 2050, Eastwood Heights Tract, former Town of Dewitt, now City of Syracuse, County of Onondaga, State of New York. Known as #2800 James Street.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

MARTIN E. DAVIS
409 RIDGEWOOD DRIVE
LICENSED LAND SURVEYOR SYRACUSE, NEW YORK

DRAWN BY: MD

DATE: 11/30/20

SCALE: 1"=20'

REVISIONS:





Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

- Jacob R. Dishaw**
Zoning Administrator
- Cristian Toellner**
Director of Zoning
- Meira Hertzberg**
Land Use & Zoning Attorney
- Zhitong Wu**
Zoning Planner II
- Haohui Pan**
Zoning Planner II
- Amber Dillon**
Zoning Planner I
- Eric Auwaerter**
Zoning Administration Specialist

December 5, 2024

Hon. Patricia McBride
City Clerk
230 City Hall
Syracuse, New York 13202

Re: SP-24-26

Special Use Permit to establish a Restaurant more than 1,000 SF land use type at 2800 James St.

Dear Ms. McBride,

On December 2nd, 2024, the City Planning Commission adopted the above noted resolution. Copies of the resolution are attached.

One member of the public spoke in support of the proposal, one member of the public spoke in opposition to the proposal.

The City Planning Commission requests that the resolution be forwarded to the entire Common Council for consideration. The City Planning Commission recommends that the Common Council approve project SP-24-26.

Sincerely,

Jacob R. Dishaw
Zoning Administrator

Owner: Stephen Skinner
2649 James St.
Syracuse, NY 13206

Applicant: Sheila Weed
317 S. Collingwood Ave.
Syracuse, NY 13206

12

**ORDINANCE APPROVING A SPECIAL
USE PERMIT (SP-24-22) TO ESTABLISH
A NEW LIQUOR STORE LAND USE TYPE ON
THE PROPERTY SITUATED AT 308 GIFFORD
STREET AND WYOMING STREET, SYRACUSE,
NEW YORK PURSUANT TO REZONE**

BE IT ORDAINED, that the following resolution adopted by the City Planning Commission of the City of Syracuse on December 2, 2024, pursuant to Article V, Chapter 13, of the Charter of the City of Syracuse-1960, as amended, approving the application of Mahmoud Naji Mousa, the owner of the property situated at 308 Gifford Street and Wyoming Street, Syracuse, New York for a special use permit (SP-24-22) to establish a new liquor store use type on the property situated at 308 Gifford Street and Wyoming Street, pursuant to ReZone: City of Syracuse Zoning Ordinance Article 5, Section 5.4 (B); in the manner and upon the conditions stated, be and the same hereby is consented to and approved by this Common Council, namely:



A RESOLUTION APPROVING A SPECIAL USE PERMIT, **SP-24-22**, ON PROPERTY
SITUATED AT 308 GIFFORD STREET & WYOMING STREET

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 2nd day of December, 2024, adopt the following resolution:

- WHEREAS, the applicant, Mahmoud Naji Mousa, is requesting a Special Use Permit to establish a new "Liquor store" land use type on the property situated at 308 Gifford St. & Wyoming St., pursuant to ReZone, Art. 5, Sec. 5.4(B); and
- WHEREAS, the City Planning Commission held a Public Hearing on the request on December 2nd, 2024, at 6:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York, heard all those desiring to be heard, and duly recorded their testimony. No member of the public spoke in favor and four members of the public spoke in opposition; and
- WHEREAS, the subject property at 308 Gifford St & Wyoming St. is irregularly shaped with a total lot size of 15,246 SF (0.35 acres). The western property line and street frontage along Wyoming Street is 187.78 FT; the southern property line and street frontage along Gifford Street is 73.41 FT; the eastern property line and street frontage along West Street 208.77 FT; and the northern property line borders 513 Wyoming St. and 616 West St. S Rear for 105.79 FT. The total structural coverage is 6,435 SF (42.2% of the lot size) and the gross floor area dedicated to the "Liquor store" land use type is 3,026 SF; and
- WHEREAS, the property lies within the MX-3 Zone District; and
- WHEREAS, the project's scope of work includes: (1) establish a "Liquor store" land use type in the existing vacant tenant space; and (2) interior renovations to accommodate the new liquor store; and
- WHEREAS, the City Planning Commission has studied the proposal and all submittals by the applicant and all interested parties; and
- WHEREAS, the project meets the criteria to be referred to the Onondaga County Planning Board pursuant to GML §239-1, m and n and having reviewed the proposal on October 2, 2024 offered the following modifications to the project proposal: 1) the applicant shall contact Onondaga County Department of Water Environment Protection (WEP) Plumbing Control Division to discuss requirements for the proposed change in use of the site, including scheduling a re-inspection of the premises and obtaining the appropriate permits for all plumbing controls; and 2) the City and the applicant are encouraged to work to enhance the urban pedestrian environment in this area by reducing impervious surface coverage on the site, installing planting strips along road frontages, and reducing driveway widths; and
- WHEREAS, the Zoning Administrator and the City Planning Commission Chairperson, are entitled to execute any and all necessary documents related to the subject proposal; and

WHEREAS, the Commission having reviewed the application for the proposed action and the Environmental Assessment Form, Part 1, dated 09/16/24 ("EAF") prepared and submitted by the applicant, and determined that the proposed action described therein constituted a Type II action, pursuant to 6 NYCRR §617.5(c)(18), respectively; and

WHEREAS, having determined that a single agency is involved with the proposed application classified as a Type II action, the Commission need not declare itself "Lead Agency" pursuant to SEQRA; and finds that approval of the application as set forth herein will not have a significant effect on the environment, and the hereby issues a negative declaration pursuant to SEQRA, a copy of which is attached hereto as **Exhibit "A"**, which shall be filed in the office of the Commission.

NOW THEREFORE BE IT RESOLVED that we, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 2nd day of December 2024, **APPROVE** the applicant's request for **SP-24-22**, on property situated at 308 Gifford Street & Wyoming Street, pursuant to ReZone, Art. 5, Sec. 5.4B.

BE IT FURTHER RESOLVED that said application be approved subject to compliance with the following conditions:

1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public;
2. All construction, improvements and additions relating to this proposal, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the City Planning Commission;
3. All applicable provisions of ReZone Syracuse shall be adhered to; and
4. Improvements to the subject property and its use shall be in accordance with the submitted plans on file in the City of Syracuse Office of Zoning Administration entitled:
 - Site Plan, Floor Plan, and Elevation Plan (Sheet A.1). Scale: as noted; Stamped and signed by Michael Wolniak, Registered Architect; Wolniak Architects; Dated: 09/16/2024.
 - Boundary Survey of 308 Gifford Street, Part of Blocks 185 & 312, City of Syracuse, Onondaga County, N. Y. Drawn and Stamped by Licenced Land Surveyor Joseph Vincent Sallin. Scale: 1"=20"
5. The applicant must obtain a formal liquor license and a Certificate of Use before opening the business.

6. No beer and/or wine sales are allowed for consumption on the premises.
7. No drive-through /drop-off windows are allowed.
8. No cooked or hot food shall be made or sold; any pertinent changes need approval from the Office of Zoning Administration.
9. The applicant shall adhere to the previously approved site changes and improvements regarding the previously approved special use permit (SP-19-12M1) on the property during the proper growing season.

BE IT FURTHER RESOLVED no signage was approved as part of this application; proposed signage must be submitted to the City of Syracuse Office of Zoning Administration for review and approval;

BE IT FURTHER RESOLVED that approval of this resolution does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Division of Code Enforcement;

BE IT FURTHER RESOLVED that if the conditions enumerated above are not complied with, this approval shall be subject to revocation.

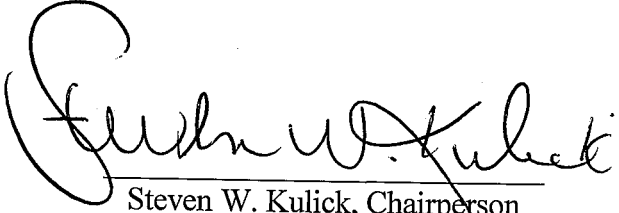

Steven W. Kulick, Chairperson
City Planning Commission

Exhibit A

Agency Use Only [If applicable]

Project:	SP-24-22 & MiSPR-24-67
Date:	11/7/2024

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"/>

PRINT FORM

Exhibit A

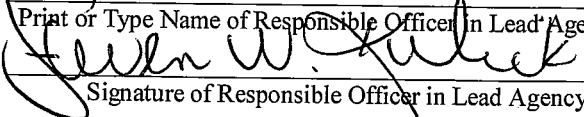
Agency Use Only [If applicable]

Project: SP-24-22 & MiSPR-24-67

Date: 12/2/2024

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	12/2/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Signature of Preparer (if different from Responsible Officer)
Signature of Responsible Officer in Lead Agency	

PRINT FORM

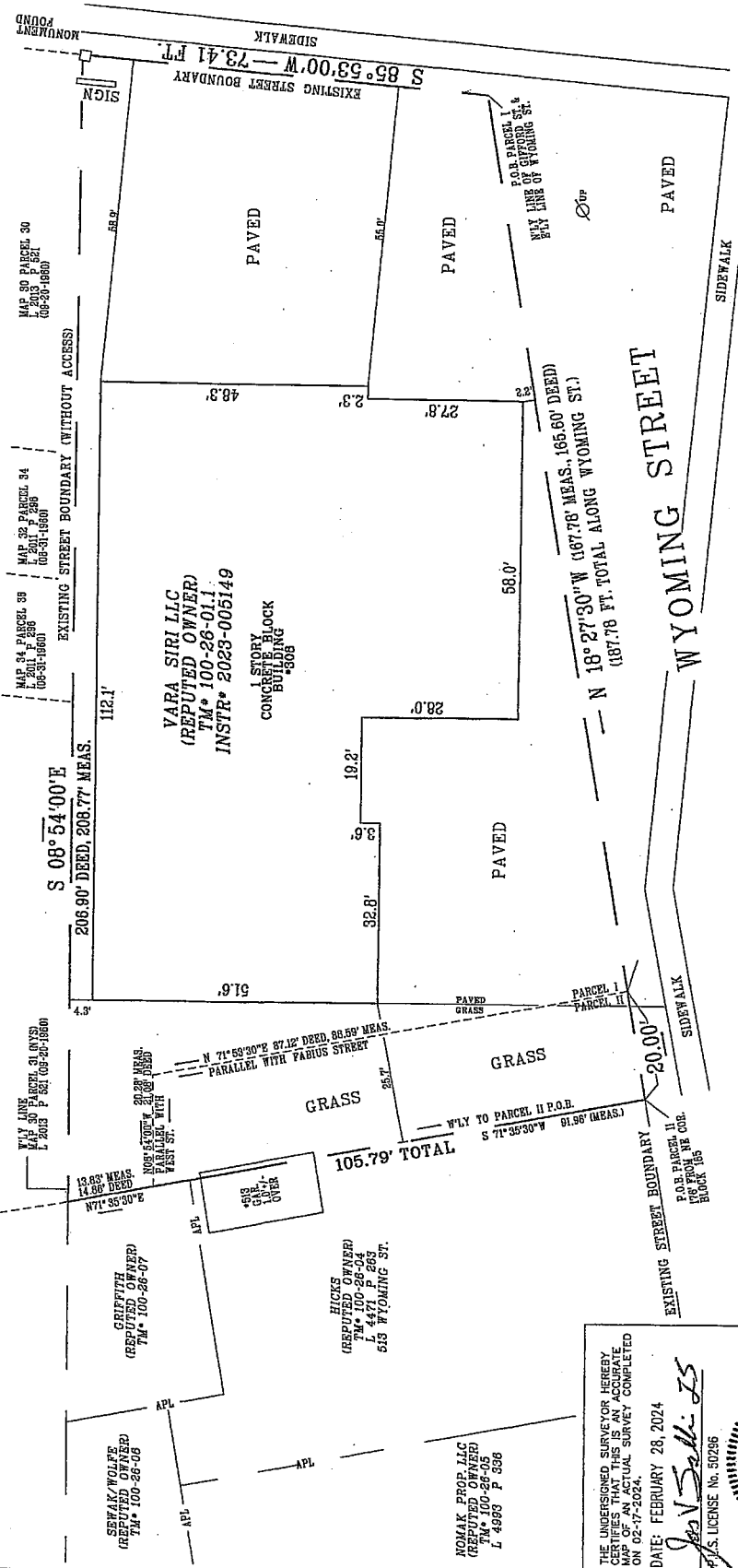
BOUNDARY SURVEY OF 308 GIFFORD STREET
 PART OF BLOCKS 185 & 312
 CITY OF SYRACUSE, ONONDAGA COUNTY, N.Y.

WEST STREET

GIFFORD STREET (66')

SCALE 1 IN. = 20 FT.

NORTH
 6-28-2024
 2024-005149



PREPARED BY:
 JOSEPH VINCENT SALLIN P.L.S.
 2473 NYS ROUTE 31
 CANASTOTA, NY, 13032
 (315) 633 - 2737

© COPYRIGHT 2024. All rights Reserved.
 SALLIN LAND SURVEYOR. Unauthorized duplication is a violation of applicable laws.

THE UNDERSIGNED SURVEYOR HEREBY
 CERTIFIES THAT THIS IS AN ACCURATE
 MAP OF AN ACTUAL SURVEY COMPLETED
 ON 02-17-2024.
 DATE: FEBRUARY 28, 2024
 J. V. Sallin, Jr.
 S. LICENSE NO. 50296





32

Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

December 5, 2024

Jacob R. Dishaw
Zoning Administrator

Cristian Toellner
Director of Zoning

Meira Hertzberg
Land Use & Zoning
Attorney

Zhitong Wu
Zoning Planner II

Haohui Pan
Zoning Planner II

Amber Dillon
Zoning Planner I

Eric Auwaerter
Zoning Administration
Specialist

Hon. Patricia McBride
City Clerk
230 City Hall
Syracuse, New York 13202

Re: SP-24-22

Special Use Permit to establish a Liquor store land use type at 308 Gifford St. & Wyoming St.

Dear Ms. McBride,

On December 2nd, 2024, the City Planning Commission adopted the above noted resolution. Copies of the resolution are attached.

No member of the public spoke in support of the proposal, four members of the public spoke in opposition to the proposal.

The City Planning Commission requests that the resolution be forwarded to the entire Common Council for consideration. The City Planning Commission recommends that the Common Council approve project SP-24-22.

Sincerely,

Jacob R. Dishaw
Zoning Administrator

Owner/Applicant:

Mahmoud Naji Mousa
308 Gifford St. & Wyoming St.
Syracuse, NY 13204

10

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202
Office: 315 448 8640 | zoning@syr.gov | www.syr.gov

ORDINANCE AUTHORIZING AN EXEMPTION AGREEMENT BETWEEN THE CITY OF SYRACUSE, THE CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY AND 800 SOUTH WILBUR AVENUE SYRACUSE LLC FOR A DEVIATION OF SIDA UNIFORM TAX EXEMPTION POLICY (UTEP) TO FOR A THIRTY (30) YEAR ANNUAL PAYMENTS IN LIEU OF TAXES WITH RESPECT TO THE PROPERTY LOCATED AT 800 SOUTH WILBUR AVE AND 802 SOUTH WILBUR AVE REAR THE FORMER SYRACUSE DEVELOPMENTAL CENTER

BE IT ORDAINED, that this Common Council hereby authorizes a deviation from the Syracuse Industrial Development Agency (SIDA) Uniform Tax Exemption Policy (UTEP) pursuant to General Municipal Law 874 (4) in order to execute a Payment in lieu of taxes (PILOT) Agreement with 800 South Wilbur Ave Syracuse LLC (the Company)..The PILOT Agreement involves the abatement of property taxes for Phase I of the redevelopment of the former Syracuse Development Center (SDC) located on a portion of the property at 800 South Wilbur Avenue (SBL .098.2-01.05.2) and 802 South Wilbur Avenue Rear (SBL .098.2-01.05.4).

BE IT ORDAINED, that the Mayor, on behalf of the City of Syracuse, be and he is hereby authorized to enter into a Payment in Lieu of Tax Agreement (the "Agreement") with the City of Syracuse Industrial Development Agency ("SIDA") and 800 South Wilbur Ave Syracuse LLC, (the "Company") covering the aforementioned property for redevelopment for new housing available to residents with incomes up to eighty percent (80%) area median income (AMI): the Agreement with the Company will be for a term of thirty (30) years and would not exempt it from special assessments or charges on the properties; with payments in lieu of taxes under the Agreement to be calculated pursuant to the PILOT Schedule attached as Exhibit "A"; and

BE IT FURTHER ORDAINED, that the Agreement shall contain those terms and conditions that shall be determined by the Corporation Counsel to be in the best interest of the City of Syracuse, and that payments made thereunder will be shared with Onondaga County in the same proportion that real property tax revenues are shared.

Exhibit "A"

Estimated Base Assessment Payments			
Current Tax Rate/1000:		39.2747	
Project Value		\$5,220,000.00	
Year	PILOT %	Payment	
1	100%	\$254,475.00	
2	100%	\$259,564.50	
3	100%	\$264,755.79	
4	100%	\$270,050.91	
5	100%	\$275,451.92	
6	100%	\$280,960.96	
7	100%	\$286,580.18	
8	100%	\$292,311.79	
9	100%	\$298,158.02	
10	100%	\$304,121.18	
11	100%	\$310,203.61	
12	100%	\$316,407.68	
13	100%	\$322,735.83	
14	100%	\$329,190.55	
15	100%	\$335,774.36	
16	100%	\$342,489.85	
17	100%	\$349,339.64	
18	100%	\$356,326.44	
19	100%	\$363,452.96	
20	100%	\$370,722.02	
21	100%	\$378,136.46	
22	100%	\$385,699.19	
23	100%	\$393,413.18	
24	100%	\$401,281.44	
25	100%	\$409,307.07	
26	100%	\$417,493.21	
27	100%	\$425,843.07	
28	100%	\$434,359.94	
29	100%	\$443,047.13	
30	100%	\$451,908.08	
		\$10,323,561.96	

Total Annual Payment

Year	Amount
1	\$254,475.00
2	\$259,564.50
3	\$264,755.79
4	\$270,050.91
5	\$275,451.92
6	\$280,960.96
7	\$286,580.18
8	\$292,311.79
9	\$298,158.02
10	\$304,121.18
11	\$310,203.61
12	\$316,407.68
13	\$322,735.83
14	\$329,190.55
15	\$335,774.36
16	\$342,489.85
17	\$349,339.64
18	\$356,326.44
19	\$363,452.96
20	\$370,722.02
21	\$378,136.46
22	\$385,699.19
23	\$393,413.18
24	\$401,281.44
25	\$409,307.07
26	\$417,493.21
27	\$425,843.07
28	\$434,359.94
29	\$443,047.13
30	\$451,908.08
Total	\$10,323,561.96

Total Calculations	
Estimated 30 year Regular Taxes	\$21,943,013.59
Estimated 30 year PILOT Payments	\$10,323,561.96
Estimated 30 year Savings	\$11,619,451.64



DEPARTMENT OF NEIGHBORHOOD & BUSINESS DEVELOPMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

December 9, 2024

Ms. Patricia McBride
City Clark
231 City Hall
Syracuse, NY 13202

Commissioner
Michael Collins

Deputy Commissioner of Neighborhood Development
Michelle Sczpanski

Deputy Commissioner of Business Development
Eric Ennis

Deputy Commissioner of Code Enforcement & Zoning Administration
Jake Dishaw

Deputy Commissioner of Planning & Sustainability
Owen Kerney

RE: Request for Legislation to Authorize a Deviation of the Uniform Tax Exemption Agreement Pursuant to the New York State General Municipal Law with 800 South Wilbur Ave Syracuse LLC

Dear Ms. McBride:

Please prepare legislation for the December 23, 2024 meeting of the Common Council authorizing a deviation of the Syracuse Industrial Development Agency (SIDA) Uniform Tax Exemption Policy (UTEF) in order to execute a Payment in Lieu of Taxes (PILOT) Agreement with 800 South Wilbur Ave Syracuse LLC (the Company). The PILOT agreement involves the abatement of property taxes for Phase I of the redevelopment of the former Syracuse Developmental Center (SDC), located on a portion of the property at 800 South Wilbur Ave (SBL .098.2-01.05.2) and 802 South Wilbur Ave Rear (SBL .098.2-01.05.4).

The proposed PILOT schedule with a term of 30 years was approved by SIDA following a public hearing during a meeting of the Agency's Board of Directors on December 9, 2024. The term of the abatement schedule deviates from the Agency's UTEF established pursuant to General Municipal Law Section 874(4).

This exemption will enable the Company to create 261 units of new housing. The Company has entered into an agreement with the City in order to purchase and develop the property. The contemplated exemption will result in new housing available to residents with incomes up to eighty percent (80%) area median income (AMI).

This agreement with the Company would be for a term of thirty (30) years and would not exempt it from special assessments or charges on the properties. The Company's payments to the City are included in the attached schedule and will result in a total of \$10,323,561 that will be paid over the course of the abatement period.

If you have any questions, please contact me at 315-448-8100.

Sincerely,

Eric Ennis
Deputy Commissioner

Cc: Michael Collins, Commissioner, NBD
Sharon Owens, Deputy Mayor
Matt Oja, Commissioner of Assessment



OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Timothy M. Rudd
Director

Julie Castellitto
Assistant Director

TO: Mayor, Ben Walsh
FROM: Timothy M. Rudd, Director of Management and Budget
DATE: December 9, 2024
SUBJECT: PILOT Agreement – 800 South Wilbur Ave Syracuse LLC

On behalf of the Department of Neighborhood & Business Development, I am requesting the City of Syracuse deviation of the Syracuse Industrial Development Agency (SIDA) Uniform Tax Exemption Policy (UTEP) in order to execute a Payment in Lieu of Taxes (PILOT) Agreement with 800 South Wilbur Ave Syracuse LLC (the Company). The PILOT agreement involves the abatement of property taxes for Phase I of the redevelopment of the former Syracuse Developmental Center (SDC), located on a portion of the property at 800 South Wilbur Ave (SBL .098.2-01.05.2) and 802 South Wilbur Ave Rear (SBL .098.2-01.05.4).

The proposed PILOT schedule with a term of 30 years was approved by SIDA following a public hearing during a meeting of the Agency’s Board of Directors on December 9, 2024. The term of the abatement schedule deviates from the Agency’s UTEP established pursuant to General Municipal Law Section 874(4).

This exemption will enable the Company to create 261 units of new housing. The Company has entered into an agreement with the City in order to purchase and develop the property. The contemplated exemption will result in new housing available to residents with incomes up to eighty percent (80%) area median income (AMI).

This agreement with the Company would be for a term of thirty (30) years and would not exempt it from special assessments or charges on the properties. The Company’s payments to the City are included in the attached schedule and will result in a total of \$10,323,561 that will be paid over the course of the abatement period.

Please indicate your concurrence by signing below and returning this memo to me so that I may forward a copy to the Common Council along with the legislation request for the next Common Council Meeting.

Thank you for your attention regarding this matter.

Mayor Ben Walsh
City of Syracuse, New York

12-11-24

Date

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov



34 28

Office of Information Technology

CITY OF SYRACUSE, MAYOR BEN WALSH

November 21, 2024

David Prowak
Director

Ms. Patricia McBride
City Clerk
231 City Hall
Syracuse, NY 13202

Re: REQUEST FOR LEGISLATION

Dear Ms. McBride

Please prepare legislation to be introduced at the next regularly scheduled Common Council meeting authorizing the appropriation of \$960,000 from the 2024-2025 Capital Budget on behalf of the Bureau of Information Technology.

The Bureau of Information Technology will use the money for new equipment and services to support the I.T.'s continued modernization efforts and investments in key technologies (please see 2nd page for breakdown).

Expenditures, not to exceed \$960,000 will come from the unallocated cash capital account number 599007.01.99999 and the capital account to be used will be determined by the Commissioner of Finance.

If you have any questions or comments regarding this matter, please do not hesitate to call me.

Sincerely,

David Prowak
Director of Information Technology

Office of Information
Technology
233 E Washington St
Room 423
Syracuse, N.Y. 13202
Office 315 448-8431

www.syr.gov.net

10

I.T. 2024-25 Capital Request	
Security Cameras	\$150,000
PC	\$100,000
Network	\$150,000
Cyber	\$250,000
Phone	\$60,000
Phone Upgrade	\$150,000
Help Desk	\$100,000
	\$960,000



City of Syracuse

AUTHORIZATION TO PROCEED WITH CIP PROJECT

Draft

Date: 11/21/24

Project Name: IT Support and Modernization

Project Cost: ~~\$1,260,000~~ \$960,000

Contact Name: Dave Prowak

Project Description: This will allow for new equipment and services to IT's continued efforts and investment in key technologies

Projected Time Line & Funding Source(s)

Estimated Start Date: _____ Estimated Completion Date: _____

Funding Source:	Dollar Amount:
Local Share: Cash Capital	\$960,000
Local Share: Bonds (complete schedule below)	\$1,260,000
State Aid/Grant (identify)	
Federal Aid/Grant (identify)	
Other (identify)	
Total Project Funding (must equal cost): \$1,260,000 \$960,000	

Estimated Project Borrowing Timeline

Year	Fiscal Year	Estimated Amount to Borrow
1		
2		
3		
Total Estimated Amount to Borrow (if different than "Local Share: Bonds" above, explain)		

Approval to proceed with request for legislation is hereby granted.

Project in CIP Plan: Yes Reason("No"): _____

Director of Administration: *[Signature]* Date: 25 NOV 24

Director of Management & Budget: *[Signature]* Date: 11-22-24

Commissioner of Finance: *[Signature]* Date: 11/22/24

Local Law No.
City of Syracuse

2024

**A LOCAL LAW OF THE CITY OF SYRACUSE
TO AMEND PART L, LOCAL LAWS OF THE
CITY OF SYRACUSE, AS AMENDED, TO ADD A
NEW CHAPTER 17 TO BE ENTITLED “CITY
OF SYRACUSE HOTEL OCCUPANCY TAX”**

WHEREAS, in 2024 the New York State Legislature adopted and the Governor approved an act (A9797A) to amend the New York State Tax Law to add a new Section 1202-~~nnn~~ in relation to authorizing the City of Syracuse to impose a hotel and motel occupancy tax, which shall be effective through December 31, 2026; and

WHEREAS, this Common Council, subject to the provisions of Municipal Home Rule Law, enacts this local law and hereby amends Part L, Local Laws of the City of Syracuse, as amended to add a new Chapter 17 to be entitled “City of Syracuse Hotel Occupancy Tax”;

NOW, THEREFORE,

BE IT ENACTED, by the Common Council of the City of Syracuse, as follows:

Section 1. The City of Syracuse hereby exercises its authority pursuant to the amendment to New York State Law by the adoption of legislative act A9797A to amend the New York State Tax Law to add a new Section 1202-~~nnn~~ which authorizes the City of Syracuse to impose a hotel and motel occupancy tax which shall be effective through December 31, 2026.

By this Local Law the City of Syracuse hereby adds a new Chapter 17 to be entitled “City of Syracuse Hotel Occupancy Tax” which adopts the provisions of Section 1202-~~nn~~ in its entirety so that it is in effect throughout the municipal boundaries of the City of Syracuse in the manner provided by law. Chapter 17 shall read as follows:

CHAPTER 17. CITY OF SYRACUSE HOTEL OCCUPANCY TAX

§1. Purpose

To establish a City of Syracuse Hotel Occupancy Tax in the City of Syracuse, County of Onondaga in accordance with Section 1202-~~nnn~~ of the New York State Laws, permitting the Commissioner of Finance to impose a tax on persons occupying any room for hire in any hotel located in the City of Syracuse, the rate of such tax will not exceed two percent of the per diem rental rate for each room whether such room is rented on a daily or longer basis.

§2. Definitions

For the purposes of this Chapter the term “Hotel” shall mean a building or portion of it

which is regularly used and kept open as such for the lodging of guests. This term shall include an apartment hotel, a motel or a boarding house, whether or not meals are served.

§3. City of Syracuse Hotel Occupancy Tax

- (a) The City of Syracuse Hotel Occupancy Tax will not exceed two percent of the per diem rental rate for each room whether such room is rented on a daily or longer basis.
- (b) The Hotel Occupancy Tax shall be collected by the Commissioner of Finance, the chief fiscal officer of the City of Syracuse by such means and in such manner as other taxes which are now collected and administered by the Commissioner of Finance. The Commissioner of Finance shall establish the policies associated with the imposition and collection of the hotel occupancy tax required by this Local Law in accordance with the provisions of Section 1202-nnn of the New York State Tax Law.

§4. Effective Date

This Local Law shall be effective immediately in accordance with the provisions of the New York Municipal Home Rule Law. This Local Law shall expire in December 31, 2026 pursuant to the repeal date set forth in Section 1202-nnn.

Section 2. Severability Clause

Severability is intended throughout and within the provisions of this Local Law. If any section, subsection, sentence, clause, phrase or portion of this Local Law is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Local Law.

Section 3. Savings Clause

This Local Law is not intended to rescind or repeal any existing City of Syracuse Charter Provision, Local Law, or General Ordinance unless such change is made by its express terms. Otherwise all other provisions of the Syracuse City Charter, Revised General Ordinances and Local Laws not inconsistent with the provisions of this Local Law shall remain in full force and effect.

Section 4. Effective and Operative Date

This Local Law shall be effective immediately in accordance with the provisions of New York State Municipal Home Rule Law.



DEPARTMENT OF FINANCE

OFFICE OF THE COMMISSIONER
CITY OF SYRACUSE, MAYOR BEN WALSH

December 6, 2024

Michael Cannizzaro, CPA
Commissioner of Finance

Annemarie Deegan
First Deputy Commissioner

Veronica H. Voss
Deputy Commissioner

Patricia McBride
City Clerk
City Hall, Room 231
Syracuse, New York

RE: Request to adopt Local Law – Authorizing a Hotel & Motel Occupancy Tax

Please prepare legislation to be placed on the agenda for the regularly scheduled Common Council meeting of December 23, 2024.

The legislation is to authorize the Commissioner of Finance to impose a two percent (2%) tax on occupied rooms in any "hotel" within the City of Syracuse. The imposition of this tax has been authorized by New York State in accordance with the attached State Law (A9797A). A local law is required to implement the tax incorporating the provisions of A979A and such other legal language as the Corporation Counsel deems necessary.

The term "hotel" shall mean a building or portion of it which is regularly used and kept open as such for the lodging of guests. The term "hotel" includes an apartment hotel, a motel or a boarding house, whether or not meals are served.

The tax will become effective upon the filing of the local law with the NYS Department of State.

Sincerely,

Michael Cannizzaro
Commissioner of Finance

Department of Finance
233 E. Washington St
City Hall, Room 128
Syracuse, N.Y. 13202

Office 315 448 8279

www.syr.gov

STATE OF NEW YORK

9707--A

IN ASSEMBLY

April 3, 2024

Introduced by M. of A. MAGNARELLI -- read once and referred to the Committee on Ways and Means -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the tax law, in relation to authorizing the city of Syracuse to impose a hotel and motel tax; and providing for the repeal of such provisions upon expiration thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. The tax law is amended by adding a new section 1202-~~nnn~~ to
2 read as follows:

3 § 1202-~~nnn~~. Occupancy tax in the city of Syracuse. (1) Notwithstanding
4 any other provision of law to the contrary, the city of Syracuse, in the
5 county of Onondaga, is hereby authorized and empowered to adopt and
6 amend local laws imposing in such city a tax, in addition to any other
7 tax authorized and imposed pursuant to this article, such as the legis-
8 lature has or would have the power and authority to impose upon persons
9 occupying any room for hire in any hotel. For the purposes of this
10 section, the term "hotel" shall mean a building or portion of it which
11 is regularly used and kept open as such for the lodging of guests. The
12 term "hotel" includes an apartment hotel, a motel or a boarding house,
13 whether or not meals are served. The rate of such tax shall not exceed
14 two percent of the per diem rental rate for each room whether such room
15 is rented on a daily or longer basis.

16 (2) Such taxes may be collected and administered by the chief fiscal
17 officer of the city of Syracuse by such means and in such manner as
18 other taxes which are now collected and administered by such officer or
19 as otherwise may be provided by such local law.

20 (3) Such local laws may provide that any taxes imposed shall be paid
21 by the person liable therefor to the owner of the room for hire in the
22 tourist home, inn, club, hotel, motel or other similar place of public
23 accommodation occupied or to the person entitled to be paid the rent or
24 charge for the room for hire in the tourist home, inn, club, hotel,
25 motel or other similar place of public accommodation occupied for and on
26 account of the city of Syracuse imposing the tax and that such owner or

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets
[-] is old law to be omitted.

LBD13954-03-4

1 person entitled to be paid the rent or charge shall be liable for the
2 collection and payment of the tax; and that such owner or person enti-
3 tled to be paid the rent or charge shall have the same right in respect
4 to collecting the tax from the person occupying the room for hire in the
5 tourist home, inn, club, hotel, motel or other similar place of public
6 accommodation, or in respect to nonpayment of the tax by the person
7 occupying the room for hire in the tourist home, inn, club, hotel, motel
8 or other similar place of public accommodation, as if the taxes were a
9 part of the rent or charge and payable at the same time as the rent or
10 charge; provided, however, that the chief fiscal officer of the city,
11 specified in such local laws, shall be joined as a party in any action
12 or proceeding brought to collect the tax by the owner or by the person
13 entitled to be paid the rent or charge.

14 (4) Such local laws may provide for the filing of returns and the
15 payment of the taxes on a monthly basis or on the basis of any longer or
16 shorter period of time.

17 (5) This section shall not authorize the imposition of such tax upon
18 any of the following:

19 a. The state of New York, or any public corporation (including a
20 public corporation created pursuant to agreement or compact with another
21 state or the dominion of Canada), improvement district or other poli-
22 tical subdivision of the state;

23 b. The United States of America, insofar as it is immune from taxa-
24 tion;

25 c. Any corporation or association, or trust, or community chest, fund
26 or foundation organized and operated exclusively for religious, charita-
27 ble or educational purposes, or for the prevention of cruelty to chil-
28 dren or animals, and no part of the net earnings of which inures to the
29 benefit of any private shareholder or individual and no substantial part
30 of the activities of which is carrying on propaganda, or otherwise
31 attempting to influence legislation; provided, however, that nothing in
32 this paragraph shall include an organization operated for the primary
33 purpose of carrying on a trade or business for profit, whether or not
34 all of its profits are payable to one or more organizations described in
35 this paragraph; or

36 d. A permanent resident of a hotel or motel. For the purposes of this
37 section, the term "permanent resident" shall mean a natural person occu-
38 pying any room or rooms in a hotel or motel for at least thirty consec-
39 utive days.

40 (6) Any final determination of the amount of any tax payable hereunder
41 shall be reviewable for error, illegality or unconstitutionality or any
42 other reason whatsoever by a proceeding under article seventy-eight of
43 the civil practice law and rules if application therefor is made to the
44 supreme court within thirty days after the giving of notice of such
45 final determination, provided, however, that any such proceeding under
46 article seventy-eight of the civil practice law and rules shall not be
47 instituted unless:

48 a. The amount of any tax sought to be reviewed, with such interest and
49 penalties thereon as may be provided for by local laws or regulations
50 shall be first deposited and there shall be filed an undertaking, issued
51 by a surety company authorized to transact business in this state and
52 approved by the superintendent of financial services of this state as to
53 solvency and responsibility, in such amount as a justice of the supreme
54 court shall approve to the effect that if such proceeding be dismissed
55 or the tax confirmed the petitioner will pay all costs and charges which
56 may accrue in the prosecution of such proceeding; or

1 b. At the option of the petitioner, such undertaking may be in a sum
2 sufficient to cover the taxes, interest and penalties stated in such
3 determination plus the costs and charges which may accrue against it in
4 the prosecution of the proceeding, in which event the petitioner shall
5 not be required to pay such taxes, interest or penalties as a condition
6 precedent to the application.

7 (7) Where any taxes imposed hereunder shall have been erroneously,
8 illegally or unconstitutionally collected and application for the refund
9 therefor duly made to the proper fiscal officer or officers, and such
10 officer or officers shall have made a determination denying such refund,
11 such determination shall be reviewable by a proceeding under article
12 seventy-eight of the civil practice law and rules, provided, however,
13 that such proceeding is instituted within thirty days after the giving
14 of the notice of such denial, that a final determination of tax due was
15 not previously made, and that an undertaking is filed with the proper
16 fiscal officer or officers in such amount and with such sureties as a
17 justice of the supreme court shall approve to the effect that if such
18 proceeding be dismissed or the taxes confirmed, the petitioner will pay
19 all costs and charges which may accrue in the prosecution of such
20 proceeding.

21 (8) Except in the case of a willfully false or fraudulent return with
22 intent to evade the tax, no assessment of additional tax shall be made
23 after the expiration of more than two years from the date of the filing
24 of a return, provided, however, that where no return has been filed as
25 provided by law the tax may be assessed at any time.

26 (9) All revenues resulting from the imposition of the tax under the
27 local laws shall be paid into the treasury of the city of Syracuse and
28 shall be credited to and deposited in the general fund of such city.
29 Such revenues may be used for any lawful purpose.

30 (10) Each enactment of such a local law may provide for the imposition
31 of a hotel or motel tax for a period of time no longer than two years
32 from the date of its enactment. Nothing in this section shall prohibit
33 the adoption and enactment of local laws, pursuant to the provisions of
34 this section, upon the expiration of any other local law adopted pursu-
35 ant to this section.

36 (11) If any provision of this section or the application thereof to
37 any person or circumstance shall be held invalid, the remainder of this
38 section and the application of such provision to other persons or
39 circumstances shall not be affected thereby.

40 § 2. This act shall take effect immediately and shall apply to
41 contracts entered into on or after such date; provided, however, that
42 the provisions of this act shall expire and be deemed repealed December
43 31, 2026.

Ordinance No.

2024

ORDINANCE AMENDING FISCAL YEAR 2024/2025 BUDGET TO INCREASE THE CITY'S GENERAL REVENUE BY DECREASING THE AMOUNT OF AMERICAN RESCUE PLAN ACT OF 2021 (ARPA) FUNDING PREVIOUSLY DESIGNATED FOR SPECIFIC PROJECTS BY \$7,390,798.51, THEREBY INCREASING THE TOTAL ARPA ALLOCATION TO THE CITY'S FISCAL YEAR 2024/2025 GENERAL FUND TOTAL TO \$18,390,798.51 AS SET FORTH IN THE ATTACHED APPENDIX "A"

BE IT ORDAINED, that this Common Council hereby authorizes an amendment to the Fiscal Year 2024/2025 Budget to increase the City's General Revenue by decreasing the amount of American Rescue Plan Act of 2021 (ARPA) Funding previously designated for specific projects by \$7,390,798.51, thereby increasing the total ARPA allocation to the City's Fiscal Year 2024/2025 General Fund total to \$18,390,798.51 as set forth in the attached Appendix "A"; and

BE IT FURTHER ORDAINED, that the Director of Management and Budget is hereby authorized to make any necessary account transfers to effectuate this amendment.



36

OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

December 17, 2024

Timothy M. Rudd
Director

Ms. Patricia McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Julie Castellitto
Assistant Director

Re: Request for Legislation

Dear Ms. McBride:

On behalf of the Office of the Mayor, I am requesting legislation for the next Common Council meeting to amend the city's FY25 budget, increasing the amount of American Rescue Plan Act funding allocated to the city's general revenue by an additional \$7,390,798.51. The new total ARPA allocation to the city's FY25 general fund will be \$18,390,798.51. Funds that were encumbered on Fund 08, across multiple projects, will be reduced per appendix A.

As a result of this change, \$7,390,798.51 will also be added to the FY25 planned expenses for the "ARPA Project Completion Special Object" account 593004.01.93004.

Of the \$123,076,929 ARPA allocation, the City of Syracuse has applied \$53,682,205 (43.6%) to the General Fund through the revenue loss formula within the ARPA rules (at this point we understand the City is eligible to claim up to \$112,879,097 through the revenue loss formula; this amount was an unknown projection when we were initially awarded the \$123 million). This means we could have claimed all but \$10 million of the initial ARPA allocation through revenue loss. The table below summarizes our use of the revenue loss option.

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov

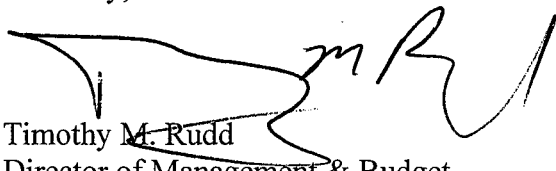
GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

ARPA Allocation	\$	123,076,929	
<hr/>			
Revenue Replacement			
FY21	\$	-	
FY22	\$	21,945,654	
FY23	\$	16,736,551	
FY24	\$	4,000,000	
FY25	\$	11,000,000	
Subtotal	\$	53,682,205	43.6%
<hr/>			
FY25 Dec Adjustment	\$	7,390,799	
Adjusted Subtotal	\$	61,073,004	49.6%

In practice, the \$11 million in the FY25 budget was tied to other ARPA projects. To keep those projects funded, we added a Special Object of Expense in the amount of \$6 million and the intention was to add another \$5 million to this Special Object of Expense in FY26.

This adjustment increases the FY25 Revenue Claim from \$11,000,000 to \$18,390,798.51 (an increase of \$7,390,798.51). Additionally, it increases the FY25 Special Object of Expense from \$6,000,000 to \$13,390,798.51 (an increase of \$7,390,798.51).

Sincerely,



Timothy M. Rudd
Director of Management & Budget



OFFICE OF THE MAYOR

BEN WALSH, MAYOR

December 17, 2024

Mr. Timothy Rudd
Budget Director
233 E. Washington St
Syracuse, New York 13202

Re: Request for legislation to Amend the FY25 budget to increase the city's general revenue from ARPA and also increase the ARPA Project Completion Special Object expense account

Dear Mr. Rudd:

Please prepare a legislation request for the next Common Council meeting to amend the city's FY25 budget, increasing the amount of American Rescue Plan Act funding allocated to the city's general revenue by an additional \$7,390,798.51. The new total ARPA allocation to the city's FY25 general fund will be \$18,390,798.51. Funds that were encumbered on Fund 08, across multiple projects, will be reduced per appendix A.

As a result of this change, \$7,390,798.51 should also be added to the FY25 planned expenses for the "ARPA Project Completion Special Object" account 593004.01.93004.

Sincerely,

Jennifer Tiff
Director of Strategic Initiatives

BOND ORDINANCE OF THE CITY OF SYRACUSE TO DEFRAY THE COST AND EXPENSE OF THE EMERGENCY DEMOLITION OF THE PRIVATELY OWNED PROPERTY AT 400-430 ERIE BOULEVARD WEST, SYRACUSE, NEW YORK 13204, A PARTIALLY COLLAPSED AND ABANDONED SEVEN-STORY BRICK BUILDING PURSUANT TO A COURT ORDER BY NEW YORK STATE SUPREME COURT JUSTICE FOR ONONDAGA COUNTY JOSEPH LAMENDOLA (INDEX NO. 011948/2024) GRANTING THE PETITION OF CITY OF SYRACUSE TO DEMOLISH THE PRIVATE PROPERTY FOR PUBLIC HEALTH REASONS

BE IT ORDAINED, by the Common Council of the City of Syracuse as follows:

Section 1. For the specific object or purpose of providing funds to defray the cost and expense of the emergency demolition by the City of a partially collapsed and abandoned seven story brick building at 430-430 Erie Boulevard West, Syracuse, New York 13204 pursuant to a court order by New York State Supreme Court Justice Joseph Lamendola (Index No. 011948/2024) granting the petition of the City of Syracuse for permission to demolish the private property for public health reasons at an estimated maximum cost not to exceed One Million Eight Hundred Thousand Dollars (\$1,800,000.00) general obligation bonds of the City of Syracuse, to be of the terms, form and contents hereinafter provided for, are hereby authorized to be issued pursuant to the provisions of the Local Finance Law of the State of New York.

Section 2. One Million Eight Hundred Thousand Dollars (\$1,800,000.00) is estimated as the total cost of the specific object or purpose for which such bonds are to be issued.

Section 3. The plan for financing such specific object or purpose consists of the issuance and sale of bonds of the City of Syracuse in the principal sum of One Million Eight Hundred Thousand Dollars (\$1,800,000.00)_thereby providing such sum for the initial cost of such specific object or purpose.

Section 4. It is hereby determined that the specific object or purpose for which bonds are to be issued falls within subdivision 12-a (a) of paragraph (a) Section 11.00 of the Local Finance Law and the period of probable usefulness of such specific object or purpose is five (5) years.

Section 5. The Commissioner of Finance, not more than fifteen (15) days and not less than three (3) days before the sale of said bonds, shall file with the Comptroller of the State of New York a supplemental debt statement and file a duplicate thereof with the City Clerk in compliance with Section 109.00 of the Local Finance Law.

Section 6. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell the bonds and bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Commissioner of Finance who is the chief fiscal officer of the City under the Local Finance Law. The Commissioner of Finance may sell such bonds at public or private sale, with or without bond insurance or other credit enhancement, at a discount or premium, at fixed or variable rates of interest or at no interest whatsoever, or as capital appreciation bonds, and with such amortization of principal as the Commissioner of Finance shall determine is most favorable to said City, and in compliance with any rules of the State Comptroller applicable thereto. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Commissioner of Finance, consistent with the provisions of the Local Finance Law. The Commissioner of Finance is hereby authorized to issue variable rate debt, acquire credit support, and enter into such agreements

as said officer finds reasonable to facilitate the issuance, sale, resale and repurchase of such bonds, as authorized under Sections 54.90 and 168.00 of the Local Finance Law. Said bonds shall be signed in the name of the City by the original or facsimile signature of the Mayor and countersigned by the original or facsimile signature of the Commissioner of Finance and sealed with the original or facsimile corporate seal of the City, provided, however, that if the signatures of the Mayor and the Commissioner of Finance are each by facsimile signatures on any bond, such bond shall be authenticated by the manual countersignature of a fiscal agent of the City. All other matters, except as provided herein, relating to such bonds, including prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by only facsimile signatures, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, form, denominations, maturities, interest rate or rates, terms of and manner of sale and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Commissioner of Finance. The Commissioner of Finance may elect to become the fiscal agent for the bonds, or may contract on behalf of the City for this service pursuant to the Local Finance Law. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Commissioner of Finance shall determine. The Commissioner of Finance may also agree on behalf of the City to provide or disclose such information about the City as may be necessary to enable the purchasers of bonds or notes of the City to comply with Securities and Exchange Commission Rule 15c2-12.

Section 7. The temporary use of available funds of the City of Syracuse, not immediately required for the purpose or purposes for which the same were raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in Section 1 of this ordinance. The reasonably expected source of funds to be used to initially pay for the expenditures authorized by Section 1 of this resolution shall be from the City's Capital Fund. It is intended that the City shall then reimburse expenditures from the Capital Fund with the proceeds of the bonds and bond anticipation notes authorized by this ordinance and that the interest payable on the bonds and any bond anticipation notes issued in anticipation of such bonds shall be excludable from gross income for federal income tax purposes. This ordinance is intended to constitute the declaration of the City's "official intent" within the meaning of Treasury Regulation Section 1.150-2 to reimburse the expenditures authorized by this ordinance with the proceeds of the bonds and bond anticipation notes authorized herein. Other than as specified in this ordinance, no monies are reasonably expected to be received, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the objects or purposes described herein.

Section 8. When said bonds and notes shall have been duly sold, the same shall be delivered by the Commissioner of Finance to the purchaser upon payment to him of the purchase price, including accrued interest, and the receipt of the Commissioner of Finance shall be a full acquittance to such purchaser who shall not be obliged to see to the application of the purchase money.

Section 9. The faith and credit of the City of Syracuse are hereby pledged to the payment of the principal of said bonds and interest thereon when due. An amount sufficient to pay the principal and interest on said bonds as the same becomes due each year shall be included in the annual budget of said City for the year.

Section 10. The validity of the bonds hereby authorized may be contested only if such obligations are authorized for an object or purpose for which the City of Syracuse is not authorized to expend money, or the provisions of law which should be complied with at the date of the publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This ordinance shall take effect immediately.

ORDINANCE AUTHORIZING THE CITY OF SYRACUSE DIVISION OF CODE ENFORCEMENT TO PROCEED WITH THE EMERGENCY DEMOLITION OF THE PRIVATELY OWNED PROPERTY AT 400-430 ERIE BOULEVARD WEST, SYRACUSE, NEW YORK, A PARTIALLY COLLAPSED AND ABANDONED SEVEN-STORY BRICK BUILDING, PURSUANT TO A COURT ORDER BY NEW YORK STATE SUPREME COURT JUSTICE FOR ONONDAGA COUNTY JOSEPH LAMENDOLA (INDEX NO. 011948/2024) GRANTING THE CITY’S PETITION TO DEMOLISH THE PROPERTY FOR PUBLIC HEALTH REASONS

BE IT ORDAINED, that this Common Council hereby authorizes the City of Syracuse Division of Code Enforcement to proceed with the Emergency Demolition of the privately owned property at 400-430 Erie Boulevard West, Syracuse, New York, a partially collapsed and abandoned seven-story brick building, pursuant to a court order by the New York State Supreme Court Justice for Onondaga County, Joseph Lamendola (Index No. 011948/2024) granting the City’s petition to demolish the property for public health reasons, at a total cost not to exceed \$1,800,000; and the Director of Management & Budget is hereby authorized to purchase any equipment, materials and supplies necessary to complete the above referenced improvements and enter into a contract or contracts for services relative to the emergency demolition and removal of the demolition debris in the manner provided by law; charging the cost thereof to the proceeds from the sale of bonds in an amount not to exceed \$1,800,000 authorized contemporaneously herewith by ordinance of this Common Council.



DEPARTMENT OF LAW
OFFICE OF THE CORPORATION COUNSEL
CITY OF SYRACUSE, MAYOR BEN WALSH

Corporation Counsel
Susan R. Katzoff

First Assistant Corporation Counsel
Joseph W. Barry III

Senior Corporation Counsel
Amanda R. Harrington
Todd M. Long
Meghan E. Ryan

First Assistant Senior Corporation Counsel
John C. Black Jr.
Catherine E. Carrike
Danielle B. Pires
Danielle R. Smith

Assistant Corporation Counsel
Darienn P. Balin
Robert P. Carpenter
John J. Connor
Emily D'Agostino
Heather Davis
Valerie T. Didamo
Meira N. Hertzberg
Trevor McDaniel
Conor Rourke
Connor Simonetta
Meir Teitelbaum
Akira Tomlinson
Zachary A. Waksman

Department of Law
Office of Corp. Counsel
233 E. Washington St.
City Hall, Room 300
Syracuse, N.Y. 13202

Office 315 448-8400
Housing 315 448-8409
Fax 315 448-8381
Email law@syr.gov

www.syr.gov

December 13, 2024

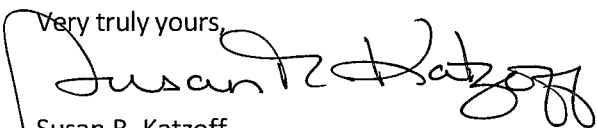
Patricia McBride,
City Clerk
231 City Hall
Syracuse, New York 13202

Re: Request for Legislation Bonding for 400-30 Erie Blvd W Demolition

Dear Ms. McBride:

Please place on the Common Council agenda for its meeting of December 23, 2024, a bond ordinance and authorization for the emergency demolition of 400-30 Erie Blvd W (the "Property") ordered by the Supreme Court. The Property, an abandoned seven-story brick building, partially collapsed causing bricks to fall onto Route 690 resulting in the closure of one of its lanes. The demolition was ordered to protect the public health. It is estimated the cost of the demolition and removal of debris will be approximately \$1,800,000.

Thank you for your assistance.

Very truly yours,

Susan R. Katzoff
Corporation Counsel



City of Syracuse

AUTHORIZATION TO PROCEED WITH CIP PROJECT

Date:	12/12/2024	Department:	Law
Project Name:	Demolition and removal of debris for structure(s) on or at 400-30 Erie Blvd. W., Syracuse, NY 13204, by order of Onondaga County Supreme Court Justice Joseph E. Lamendola (Index No. 011948/2024)		
Project Cost:	\$1,800,000.00		
Contact Name:	Susan R. Katzoff, Esq., Corporation Counsel		
Project Description:	The City of Syracuse petitioned through its local ordinances and New York State law for a demolition order to demolish a partially collapsed and abandoned seven-story brick building ("Structure") at 400-30 Erie Blvd. W., Syracuse, NY 13204 ("Property"), which was granted by Onondaga County Supreme Court Justice Joseph E. Lamendola. A contractor for the City of Syracuse will demolish the Structure and remove the debris from the property.		

Projected Time Line & Funding Source(s)

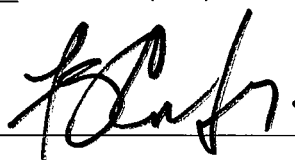
Estimated Start Date:	December 2024 to January 2025	Estimated Completion Date:	Unknown at this time, but more than likely within the 2024-2025 fiscal year.
Funding Source:	Dollar Amount:		
Local Share: Cash Capital			
Local Share: Bonds (complete schedule below)	\$1,800,000.00		
State Aid/Grant (identify)			
Federal Aid/Grant (identify)			
Other (identify)			
Other (identify)			
Total Project Funding (must equal cost):		\$ 1,800,000.00	

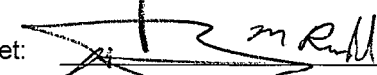
Estimated Project Borrowing Timeline

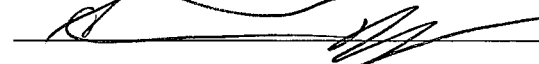

Year	Fiscal Year	Estimated Amount to Borrow
1	2024-2025	\$1,800,000.00
2		
3		
4		
5		
Total Estimated Amount to Borrow (if different than "Local Share: Bonds" above, explain)		\$1,800,000.00

Approval to proceed with request for legislation is hereby granted.

Project in CIP Plan: Yes No Reason("No"):

Director of Administration:  Date: 12-13-24

Director of Management & Budget:  Date: 12-13-24

Commissioner of Finance:  Date: 12-13-2024 

**ORDINANCE AMENDING ORDINANCE
NO. 261-2023 AUTHORIZING A LEASE
AGREEMENT BETWEEN THE CITY OF
SYRACUSE AND CHASHAMA, INC.
RELATIVE TO PORTIONS OF THE CITY
OWNED PROPERTY LOCATED AT
200 EAST GENESEE STREET**

BE IT ORDAINED, that Ordinance No. 261-2023 is hereby amended to read as follows:

WHEREAS, the Commissioner of Assessment has requested that this Common Council authorize a lease agreement with ChaShaMa, Inc. (the “*Tenant*”) relative to portions of the properties located at 200 East Genesee Street for the hosting of a rotating visual and art exhibition featuring a variety of artists and media; and

WHEREAS, the lease shall be for an initial term of six (6) months with pro rata contribution for maintenance and utilities anticipated to be \$700.00 per month;

NOW, THEREFORE,

BE IT ORDAINED, that the Commissioner of Assessment, on behalf of the City of Syracuse, be and he hereby is authorized to execute a lease agreement under the following terms:

- (1) An initial term of six (6) months commencing on or about July 1, 2023 with no defined renewal option; Tenant will be entitled to exercise a holdover option to maintain month-to-month occupancy of the space for no more than eighteen (18) additional months; the term of the lease is hereby amended to add two (2) additional six (6) month renewal options, the first to be effective January 1, 2025 through June 30, 2025, and the second to be effective July 1, 2025 through December 31, 2025.
- (2) Tenant shall be responsible for paying a pro rata contribution for maintenance and utilities, anticipated to be approximately \$700.00 per month. All such payments will be deposited into Account No. 05.424100.
- (3) Tenant shall be responsible for maintaining comprehensive general liability insurance as well as property damage/fire insurance.

; and

BE IT FURTHER ORDAINED, that said lease agreement shall be subject to the approval of the Corporation Counsel as to terms, form, and content.

_____ = New Material



DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

39

December 6, 2024

Matthew D. Oja
Commissioner

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

Michael A. Lehmann
Deputy Commissioner

Patricia K. McBride
City Clerk
230 City Hall
Syracuse, New York 13202

Re: Request for Legislation – Amendment of Ordinance 261 of 2023

Dear Ms. McBride:

The Department of Assessment requests that Ordinance Number 261 of 2023 be amended to permit existing tenant ChaShaMa (“Tenant”) to extend its current lease agreement.

Tenant has occupied the Atrium space within City Hall Commons, at 200 East Genesee Street, since July 2023; it has used the space for hosting a rotating series of publicly-accessible visual art exhibitions. As the City works with the contract purchaser of the property to finalize its sale and ultimate mixed-use redevelopment, the Tenant’s presence has been valuable in terms of activating a large storefront and also helping to defray carrying costs.

The original lease, which expires on December 31, 2024, would be amended to add two six (6) - month renewal options. The second of these, if exercised by Tenant, would expire on December 31, 2025.

All other terms would remain the same.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

**Department of
Assessment**
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270

assessment@syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

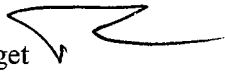
25



OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Timothy M. Rudd
Director

TO: Mayor Ben Walsh
FROM: Timothy M. Rudd, Director of Management and Budget 
DATE: December 9, 2024
SUBJECT: Amend Agreement – ChaShaMa

Julie Castellitto
Assistant Director

On behalf of the Department of Assessment, I am requesting the City amend Ordinance #261 of 2023 be amended to permit existing tenant ChaShaMa (“Tenant”) to extend its current lease agreement.

Tenant has occupied the Atrium space within City Hall Commons, at 200 East Genesee Street, since July 2023; it has used the space for hosting a rotating series of publicly-accessible visual art exhibitions. As the City works with the contract purchaser of the property to finalize its sale and ultimate mixed-use redevelopment, the Tenant’s presence has been valuable in terms of activating a large storefront and also helping to defray carrying costs.

The original lease, which expires on December 31, 2024, would be amended to add two six (6) -month renewal options. The second of these, if exercised by Tenant, would expire on December 31, 2025.

All other terms would remain the same.

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.



Mayor Ben Walsh
City of Syracuse, New York

12-11-24
Date

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syrgov.net

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Ordinance No.

2024

ORDINANCE AUTHORIZING A WAIVER OF COMPETITIVE BID TO PURCHASE REPAIR AND MAINTENANCE SERVICES FOR THE CURRENCY COUNTERS ON BEHALF OF THE DEPARTMENT OF FINANCE, CITY PAYMENT CENTER FROM CUMMINS ALLISON DURING FISCAL YEAR 2024/2025

BE IT ORDAINED, subject to the approval of the Mayor, that the Common Council hereby authorizes the purchase of repair and maintenance services for the currency counters from Cummins Allison for the Department of Finance, City Payment Center during the fiscal year 2024/2025 at a cost not to exceed \$3,000.00 without competitive bidding or formal advertising by reason of the fact it is impracticable to bid said item because the specific repair service and/or needed parts cannot be identified for purchase in advance due to the unpredictability of the specific work that may be required; and

BE IT FURTHER ORDAINED, that the Director of Management and Budget is hereby authorized to purchase said repairs and maintenance services from Cummins Allison at a cost not to exceed \$3,000.00, charging the cost thereof to Budget Account #540552.01.13100 or another appropriate account as designated by the Commissioner of Finance; and

BE IT FURTHER ORDAINED, that this waiver is hereby authorized to be extended, where necessary, for a period not to exceed sixty (60) days after June 30, 2025 provided funding from the appropriation authorized by this Ordinance remains available.



40

OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

December 17, 2024

Timothy M. Rudd
Director

Ms. Patricia McBride
City Clerk
City Hall
Syracuse, New York

Julie Castellitto
Assistant Director

RE: Legislative Request

Dear Ms. McBride:

On behalf of the Department of Finance - City Payment Center, please prepare legislation to be introduced at the next meeting of the Common Council requesting a waiver of the competitive bid process to authorize the purchase of repair and maintenance services from Cummins Allison for the City Payment Center currency counters.

The City Payment Center is requesting \$3,000 be approved through for fiscal year 2025 (7/1/24-6/30/25). Payments will be charged to account 540552.01.13100.

Sincerely,

Timothy M. Rudd
Director of Management and Budget

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syrgov.net

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

27



CITY PAYMENT CENTER

A BUREAU OF THE DEPARTMENT OF FINANCE
CITY OF SYRACUSE, MAYOR BEN WALSH

Michael Cannizzaro, CPA December 5, 2024
Commissioner of Finance

Annemarie Deegan Mr. Timothy Rudd
First Deputy Commissioner City of Syracuse
233 E. Washington Street
Veronica H. Voss Syracuse, NY 13202
Deputy Commissioner

RE: Waiver of RFP Process – authorizing payment for repairs

Dear Mr. Rudd:

I am writing to request a waiver of the RFP process to authorize purchase of repair and maintenance services from Cummins Allison for the City Payment Center currency counters.

I am requesting \$3,000 to be approved through for fiscal year 2025 (7/1/24-6/30/25). Payments will be charged to account 540552 13100 01.

Thank you for your attention regarding this matter.

Very truly yours,

Veronica H. Voss
Deputy Commissioner of Finance
City Payment Center

/vv

City Payment Center
233 E. Washington St
City Hall, Room 122
Syracuse, N.Y. 13202

Office 315 448 8310
Fax 315 471 6024

www.syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Ordinance No.

2024

ORDINANCE AUTHORIZING MAYOR TO SUBMIT AN APPLICATION FOR A GRANT FROM THE 2025 BLOOMBERG MAYOR'S CHALLENGE GRANT PROGRAM IN AN AMOUNT NOT TO EXCEED \$1,000,000 AND EXECUTE A CONTRACT OR WRITTEN INSTRUMENTS ASSOCIATED WITH THE GRANT AS NECESSARY

BE IT ORDAINED, that the Mayor be and he hereby is authorized to submit an application to the 2025 Bloomberg Mayor's Challenge Grant Program for a grant in an amount not to exceed \$1,000,000; said application will be focused on ideas surrounding improvement of core services provided by the City of Syracuse, the City is proposing to include ideas relative to the new Housing Strategy and if awarded the Department of Neighborhood and Business Development will return to the Common Council for approval of the use of funds; no local match is required; and

BE IT FURTHER ORDAINED, that upon receipt of said grant, the Mayor be and he hereby is authorized to execute a contract or written instruments as approved by the Corporation Counsel; and

BE IT FURTHER ORDAINED, that upon receipt of said funds or any part thereof, pursuant to said application authorized herein, the Commissioner of Finance is authorized and directed to deposit the same in an appropriate account to be determined by him.



Bureau of Research

CITY OF SYRACUSE, MAYOR BEN WALSH

41

December 13, 2024

Janet L. Burke
Director, Bureau of
Research

Ms. Patricia K. McBride
City Clerk
231 City Hall
Syracuse, NY 13202

RE: Request for Legislation

Dear Ms. McBride:

Please prepare legislation to be introduced at the next scheduled Common Council meeting on behalf of the Office of Analytics, Performance and Innovation (API) authorizing the City to apply for the 2025 Bloomberg's Mayor's Challenge Grant, which includes a \$1,000,000 prize from Bloomberg Philanthropies for the winning applications. If the City receives an award, we will come back to the Common Council to accept the award and present innovative ideas and engagement models we plan to institute with the funds.

The 2025 Bloomberg Mayor's Challenge is an international competition for city governments to submit innovations that improve the effectiveness of the services they deliver to their citizens. This year's focus is on reimagining core services.

Syracuse's submission, if authorized, will center around housing services. It will supplement the recently released housing strategy with innovative ideas about engagement models for constituents, homeowners, renters and/or local NGOs.

No local match is required.

More information about the 2025 Mayor's Challenge can be found by visiting:
<https://bloomberg.jhu.edu/program/mayors-challenge/about>.

Bureau of Research
233 E Washington St.
Room 419
Syracuse, N.Y. 13202

Office 315 448-8020
Fax 315 448-8008

www.syr.gov.net

Sincerely,

Janet L. Burke
Director of Research

35



Bureau of Research

CITY OF SYRACUSE, MAYOR BEN WALSH

41

December 13, 2024

Ms. Patricia K. McBride
City Clerk
231 City Hall
Syracuse, NY 13202

Janet L. Burke
Director, Bureau of
Research

RE: Request for Legislation

Dear Ms. McBride:

Please prepare legislation to be introduced at the next scheduled Common Council meeting on behalf of the Office of Analytics, Performance and Innovation authorizing the City to apply for the 2025 Bloomberg's Mayor's Challenge Grant, which includes a \$1,000,000 prize from Bloomberg Philanthropies for the winning applications.

The 2025 Bloomberg Mayor's Challenge is an international competition for city governments to submit innovations that improve the effectiveness of the services they deliver to their citizens. This year's focus is on reimagining core services.

Syracuse's submission, if authorized, will center around housing services. It will supplement the recently released housing strategy with innovative ideas about engagement models for constituents, homeowners, renters and/or local NGOs.

No local match is required.

More information about the 2025 Mayor's Challenge can be found by visiting: <https://bloomberg.jhu.edu/program/mayors-challenge/about>.

Sincerely,

Janet L. Burke
Director

Bureau of Research
233 E Washington St.
Room 419
Syracuse, N.Y. 13202

Office 315 448-8020
Fax 315 448-8008

www.syr.gov.net

35

ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 637 EAST WILLOW STREET AND MCBRIDE STREET FOR AN AMOUNT NOT TO EXCEED \$326.00

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 637 East Willow Street and McBride Street, being Lot P 2, Block 28, Section 017, Block -17, Lot -11.0 (017.-17-11.0), Property No. 0996003500, 44 x 92 Brick House and Garage to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

42

December 4, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 637 East Willow Street & McBride Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

637 E. Willow St. & McBride St.
Lot P 2 Bl 28
017.-17-11.0
Property #: 0996003500
44x92 Br Hxgar
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

18

Department of Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2024

ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 105 GRAVES STREET FOR AN AMOUNT NOT TO EXCEED \$326.00

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 105 Graves Street, being Lots 34 P 33, Block 126 b , Tract Tbh Subdivision, Section 016, Block -09, Lot -10.0 (016.-09-10.0), Property No. 0434100300, 35 x 112. L1.60 x 21 Wood House and Garage to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00;

NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

43

December 4, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 105 Graves Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

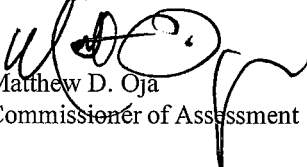
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

105 Graves St.
Lot 34p33b1126b Tr Tbh Su
016.-09-10.0
Property #: 0434100300
35x112.L1.60x21 Whxgar
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

15

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202
Office 315 448 8270
assessment@syr.gov

Ordinance No.

2024

ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 527 NORTH GEDDES STREET FOR AN AMOUNT NOT TO EXCEED \$326.00

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 527 North Geddes Street, being Lot 17, Block 120, Tract Smith, Section 108.2, Block -04, Lot -08.0 (108.2.-04-08.0), Property No. 0231105400, 38 x 130 Wood House and Garage to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

44

December 4, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 527 North Geddes Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

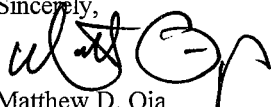
Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

527 N. Geddes St.
Lot17 B112o Tr Smith
108.2-04-08.0
Property #: 0231105400
38x13o Whxgar Fp43
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

KA

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202
Office 315 448 8270
assessment@syr.gov

Ordinance No.

2024

ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 116 ACADEMY GREEN FOR AN AMOUNT NOT TO EXCEED \$326.00

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 116 Academy Green, being Lot 12, Block 2, Tract Locust Lawn, Section 069, Block -06, Lot -17.0 (069.-06-17.0), Property No. 1301001000, 50.01 x 145 Wood House to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

45

December 4, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 116 Academy Green To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

116 Academy Green
Lot12 B12 Tr Locust Lawn
069.-06-17.0
Property #: 1301001000
5o.01x145 Wh Fp178
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

19

Ordinance No.

2024

ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 316 BRUCE STREET FOR AN AMOUNT NOT TO EXCEED \$326.00

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 316 Bruce Street, being Lots 10 P 9, Block 12, Tract Fairview, Section 037, Block -08, Lot -07.0 (037.-08-07.0), Property No. 1712206300, 49.50 x 115.50 Wood House to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

46

December 4, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 316 Bruce Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

316 Bruce St.
Lot 1op9bl12tr Fairview
037.-08-07.0
Property #: 1712206300
49.50x115.50 Wh
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

24

Department of Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2024

ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 127 GARFIELD AVENUE FOR AN AMOUNT NOT TO EXCEED \$326.00

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 127 Garfield Avenue, being Lot 12, Block 1020, Tract Dan Park, Section 084, Block -07, Lot -04.0 (084.-07-04.0), Property No. 1831000400, 40 x 120 Wood House and Garage to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

17

December 4, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 127 Garfield Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

127 Garfield Ave.
Lot 12 Bl 1o2o Tr Dan Pk
084.-07-04.0
Property #: 1831000400
40x120 Whxgar
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

23

**Department of
Assessment**
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 447-449 WEST LAFAYETTE AVENUE FOR AN AMOUNT NOT TO EXCEED \$326.00

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 447-449 West Lafayette Avenue, being Lot 3, Tract Hink, Section 075, Block -06, Lot -03.0 (075.-06-03.0), Property No. 1350002100, 34.50 x 121.08 Wood House to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

48

December 4, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 447-49 West Lafayette Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

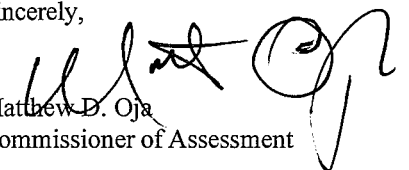
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

447-49 W Lafayette Ave.
Lot3 Tr Hink
075.-06-03.0
Property #: 1350002100
34.5ox121.08 Wh Fp1
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

20

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2024

ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 1713 EAST FAYETTE STREET FOR AN AMOUNT NOT TO EXCEED \$326.00

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 1713 East Fayette Street, being Block 220, Section 031, Block -11, Lot -03.0 (031.-11-03.0), Property No. 1727104400, 30 x 58 Wood House to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

49

December 4, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 1713 East Fayette Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

1713 E.Fayette St.
Bl 220
031.-11-03.0
Property #: 1727104400
30x58 Wh
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

22

Department of Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2024

ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 337 LILLIAN AVENUE TO FOBES AVENUE FOR AN AMOUNT NOT TO EXCEED \$326.00

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 337 Lillian Avenue to Fobes Avenue, being Lot 36 A Resubdivision, Tract High Park & Jasper Street Terrace, Section 013, Block -16, Lot -11.0 (023.-16-11.0), Property No. 0452002300, 71 x 132 x 68.18 Wood House and Garage to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

50

December 4, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 337 Lillian Ave. To Fobes Ave. To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

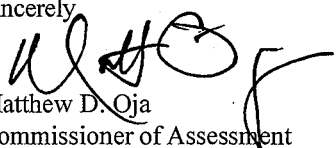
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

337 Lillian Ave. To Fobes Ave.
Lot 36 A Resub Tr High Pa K&Jas St Ter
023.-16-11.0
Property #: 0452002300
71x132x68.18 Wh&Gar
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

16

ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 1415 TEALL AVENUE FOR AN AMOUNT NOT TO EXCEED \$326.00

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 1415 Teall Avenue, being Lot 62, Tract Ora, Section 013, Block -11, Lot -07.0 (013.-11-07.0), Property No. 0489102600, 50 x 150 Wood House and Garage to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

51

December 4, 2024

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 1415 Teall Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

1415 Teall Ave.
Lot 62 Tr Ora
013.-11-07.0
Property #: 0489102600
50x150 Whxgar Fp78
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202
Office 315 448 8270
assessment@syr.gov

17

Common Council Office
314 City Hall
Syracuse, N.Y. 13202



Council Office: (315) 448-8466

Fax: (315) 448-8423

51 71 38 69 72
52 34 39 64 44

CITY OF SYRACUSE COMMON COUNCIL

August 2, 2024

Ms. Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Dear Ms. McBride:

Please prepare a local law for the August 12, 2024 Common Council Meeting Agenda authorizing the City of Syracuse to opt in to the New York State Good Cause Eviction Law (NYS Real Property Law Chapter 50 article 6-a).

Thank you for your attention to this matter.

Sincerely,

Jimmy Monto N.C.
Hon. Jimmy Monto
5th District Councilor

Corey J. Williams 1cc
Hon. Corey J. Williams
3rd District Councilor

Patrona Jones-Rowser 1cs
Hon. Patrona Jones-Rowser
4th District Councilor

BOND ORDINANCE OF THE CITY OF SYRACUSE TO DEFRAY THE COST AND EXPENSE OF THE EMERGENCY DEMOLITION OF THE PRIVATELY OWNED PROPERTY AT 153-157 SEYMOUR STREET, SYRACUSE, NEW YORK A PARTIALLY COLLAPSED AND ABANDONED FOUR-STORY BRICK BUILDING PURSUANT TO A COURT ORDER BY NEW YORK STATE SUPREME COURT JUSTICE FOR ONONDAGA COUNTY JOSEPH LAMENDOLA (INDEX NO. 011211/2024) GRANTING THE PETITION OF THE CITY OF SYRACUSE FOR PERMISSION TO DEMOLISH THE PRIVATE PROPERTY FOR PUBLIC HEALTH REASONS

BE IT ORDAINED, by the Common Council of the City of Syracuse as follows:

Section 1. For the specific object or purpose of providing funds to defray the cost and expense of the emergency demolition by the City of a partially collapsed and abandoned four-story brick building at 153-157 Seymour Street, Syracuse, New York pursuant to a court order by New York State Supreme Court Justice Joseph Lamendola (Index No. 011211/2024) granting the petition of the City of Syracuse for permission to demolish the private property for public health reasons, at an estimated maximum cost not to exceed Seven Hundred Twenty-Three Thousand Dollars (\$723,000.00) general obligation bonds of the City of Syracuse, to be of the terms, form and contents hereinafter provided for, are hereby authorized to be issued pursuant to the provisions of the Local Finance Law of the State of New York.

Section 2. Seven Hundred Twenty-Three Thousand Dollars (\$723,000.00) is estimated as the total cost of the specific object or purpose for which such bonds are to be issued.

Section 3. The plan for financing such specific object or purpose consists of the issuance and sale of bonds of the City of Syracuse in the principal sum of Seven Hundred Twenty-Three Thousand Dollars (\$723,000.00) thereby providing such sum for the initial cost of such specific object or purpose.

Section 4. It is hereby determined that the specific object or purpose for which bonds are to be issued falls within subdivision 12-a (a) of paragraph (a) Section 11.00 of the Local Finance Law and the period of probable usefulness of such specific object or purpose is five (5) years.

Section 5. The Commissioner of Finance, not more than fifteen (15) days and not less than three (3) days before the sale of said bonds, shall file with the Comptroller of the State of New York a supplemental debt statement and file a duplicate thereof with the City Clerk in compliance with Section 109.00 of the Local Finance Law.

Section 6. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell the bonds and bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Commissioner of Finance who is the chief fiscal officer of the City under the Local Finance Law. The Commissioner of Finance may sell such bonds at public or private sale, with or without bond insurance or other credit enhancement, at a discount or premium, at fixed or variable rates of interest or at no interest whatsoever, or as capital appreciation bonds, and with such amortization of principal as the Commissioner of Finance shall determine is most favorable to said City, and in compliance with any rules of the State Comptroller applicable thereto. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Commissioner of Finance, consistent with the provisions of the Local Finance Law. The Commissioner of Finance is hereby authorized to issue variable rate debt, acquire credit support, and enter into such agreements

as said officer finds reasonable to facilitate the issuance, sale, resale and repurchase of such bonds, as authorized under Sections 54.90 and 168.00 of the Local Finance Law. Said bonds shall be signed in the name of the City by the original or facsimile signature of the Mayor and countersigned by the original or facsimile signature of the Commissioner of Finance and sealed with the original or facsimile corporate seal of the City, provided, however, that if the signatures of the Mayor and the Commissioner of Finance are each by facsimile signatures on any bond, such bond shall be authenticated by the manual countersignature of a fiscal agent of the City. All other matters, except as provided herein, relating to such bonds, including prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the City by only facsimile signatures, providing for the manual countersignature of a fiscal agent or of a designated official of the City), the date, form, denominations, maturities, interest rate or rates, terms of and manner of sale and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Commissioner of Finance. The Commissioner of Finance may elect to become the fiscal agent for the bonds, or may contract on behalf of the City for this service pursuant to the Local Finance Law. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Commissioner of Finance shall determine. The Commissioner of Finance may also agree on behalf of the City to provide or disclose such information about the City as may be necessary to enable the purchasers of bonds or notes of the City to comply with Securities and Exchange Commission Rule 15c2-12.

Section 7. The temporary use of available funds of the City of Syracuse, not immediately required for the purpose or purposes for which the same were raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in Section 1 of this ordinance. The reasonably expected source of funds to be used to initially pay for the expenditures authorized by Section 1 of this resolution shall be from the City's Capital Fund. It is intended that the City shall then reimburse expenditures from the Capital Fund with the proceeds of the bonds and bond anticipation notes authorized by this ordinance and that the interest payable on the bonds and any bond anticipation notes issued in anticipation of such bonds shall be excludable from gross income for federal income tax purposes. This ordinance is intended to constitute the declaration of the City's "official intent" within the meaning of Treasury Regulation Section 1.150-2 to reimburse the expenditures authorized by this ordinance with the proceeds of the bonds and bond anticipation notes authorized herein. Other than as specified in this ordinance, no monies are reasonably expected to be received, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the objects or purposes described herein.

Section 8. When said bonds and notes shall have been duly sold, the same shall be delivered by the Commissioner of Finance to the purchaser upon payment to him of the purchase price, including accrued interest, and the receipt of the Commissioner of Finance shall be a full acquittance to such purchaser who shall not be obliged to see to the application of the purchase money.

Section 9. The faith and credit of the City of Syracuse are hereby pledged to the payment of the principal of said bonds and interest thereon when due. An amount sufficient to pay the principal and interest on said bonds as the same becomes due each year shall be included in the annual budget of said City for the year.

Section 10. The validity of the bonds hereby authorized may be contested only if such obligations are authorized for an object or purpose for which the City of Syracuse is not authorized to expend money, or the provisions of law which should be complied with at the date of the publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This ordinance shall take effect immediately.

Ordinance No.

2024

ORDINANCE AUTHORIZING THE CITY OF SYRACUSE DIVISION OF CODE ENFORCEMENT TO PROCEED WITH THE EMERGENCY DEMOLITION OF THE PRIVATELY OWNED PROPERTY AT 153-157 SEYMOUR STREET, SYRACUSE, NEW YORK, A PARTIALLY COLLAPSED AND ABANDONED FOUR-STORY BRICK BUILDING, PURSUANT TO A COURT ORDER BY NEW YORK STATE SUPREME COURT JUSTICE FOR ONONDAGA COUNTY JOSEPH LAMENDOLA (INDEX NO. 011211/2024) GRANTING THE CITY'S PETITION TO DEMOLISH THE PROPERTY FOR PUBLIC HEALTH REASONS

BE IT ORDAINED, that this Common Council hereby authorizes the City of Syracuse Division of Code Enforcement to proceed with the Emergency Demolition of the privately owned property at 153-157 Seymour Street, Syracuse, New York, a partially collapsed and abandoned four-story brick building, pursuant to a court order by the New York State Supreme Court Justice for Onondaga County, Joseph Lamendola (Index No. 011211/2024) granting the City's petition to demolish the property for public health reasons, at a total cost not to exceed \$723,000; and the Director of Management & Budget is hereby authorized to purchase any equipment, materials and supplies necessary to complete the above referenced improvements and enter into a contract or contracts for services relative to the emergency demolition and removal of the demolition debris in the manner provided by law; charging the cost thereof to the proceeds from the sale of bonds in an amount not to exceed \$723,000 authorized contemporaneously herewith by ordinance of this Common Council.

53-54



CITY OF SYRACUSE COMMON COUNCIL

COREY J. WILLIAMS
Councilor – 3rd District

December 19, 2024

Patricia K. McBride
City Clerk
City Hall Room 231
Syracuse, New York 13202

Dear Ms. McBride,

Please prepare legislation for the December 23, 2024 Common Council Meeting Waiver Agenda authorizing the issuance and sale of bonds in the amount of \$723,000 for the emergency demolition of 153-157 Seymour Street.

Additionally, please prepare legislation authorizing the City to proceed with the emergency demolition of 153-157 Seymour Street, at a cost not to exceed \$723,000.

Should you have any questions please do not hesitate to contact me.

Thank you,

Corey Williams
Councilor – 3rd District

bd

37



DEPARTMENT OF LAW
OFFICE OF THE CORPORATION COUNSEL
CITY OF SYRACUSE, MAYOR BEN WALSH

Corporation Counsel
Susan R. Katzoff

**First Assistant
Corporation Counsel**
Joseph W. Barry III

**Senior Corporation
Counsel**
Amanda R. Harrington
Todd M. Long
Meghan E. Ryan

**First Assistant Senior
Corporation Counsel**
John C. Black Jr.
Catherine E. Carnrike
Danielle B. Pires
Danielle R. Smith

**Assistant Corporation
Counsel**
Darienn P. Balin
Robert P. Carpenter
John J. Connor
Emily D'Agostino
Heather Davis
Valerie T. Didamo
Meira N. Hertzberg
Trevor McDaniel
Conor Rourke
Connor Simonetta
Meir Teitelbaum
Akira Tomlinson
Zachary A. Waksman

**Department of Law
Office of Corp. Counsel**
233 E. Washington St.
City Hall, Room 300
Syracuse, N.Y. 13202

Office 315 448-8400
Housing 315 448-8409
Fax 315 448-8381
Email law@syr.gov

www.syr.gov

VIA E-MAIL

December 17, 2024

VIA HAND DELIVERY

Patricia McBride, City Clerk
231 City Hall
Syracuse, New York 13202

Re: Bonding for 153-57 Seymour St Demolition

Dear Ms. McBride:

Please place on the Common Council agenda for its meeting of December 23, 2024, a bond ordinance and authorization for the emergency demolition of 153-57 Seymour St (the "Property") ordered by the Supreme Court. The Property, an abandoned four-story brick building, with collapsed floors from a severe fire. The demolition was ordered to protect the public health. It is estimated the cost of the demolition and removal of debris will be approximately \$723,000.00.

Thank you for your assistance.

Very truly yours,

Susan R. Katzoff
Corporation Counsel



City of Syracuse

AUTHORIZATION TO PROCEED WITH CIP PROJECT

Date:	12/17/2024	Department:	Law
Project Name:	Demolition and removal of debris for structure(s) on or at 153-57 Seymour St., Syracuse, NY 13204, by order of Onondaga County Supreme Court Justice Joseph E. Lamendola (Index No. 011211/2024)		
Project Cost:	\$723,000.00		
Contact Name:	Susan R. Katzoff, Esq., Corporation Counsel		
Project Description:	The City of Syracuse petitioned through its local ordinances and New York State law for a demolition order to demolish a partially collapsed and abandoned four-story brick building ("Structure") at 153-57 Seymour St., Syracuse, NY 13204 ("Property"), which was granted by Onondaga County Supreme Court Justice Joseph E. Lamendola. A contractor for the City of Syracuse will demolish the Structure and remove the debris from the property.		

Projected Timeline & Funding Source(s)

Estimated Start Date:	December 2024 to January 2025	Estimated Completion Date:	Unknown at this time, but more than likely within the 2024-2025 fiscal year.
-----------------------	-------------------------------	----------------------------	--

Funding Source:	Dollar Amount:
Local Share: Cash Capital	
Local Share: Bonds (complete schedule below)	\$723,000.00
State Aid/Grant (identify)	
Federal Aid/Grant (identify)	
Other (identify)	
Other (identify)	
Total Project Funding (must equal cost): \$ 723,000.00	

Estimated Project Borrowing Timeline

Year	Fiscal Year	Estimated Amount to Borrow
1	2024-2025	\$723,000.00
2		
3		
4		
5		
Total Estimated Amount to Borrow (if different than "Local Share: Bonds" above, explain)		\$723,000.00

Approval to proceed with request for legislation is hereby granted.

Project in CIP Plan: Yes No Reason("No"):

Director of Administration:		Date:	18 DEC 24
Director of Management & Budget:		Date:	12-17-24
Commissioner of Finance:		Date:	12/18/24