

COMMON COUNCIL  
of the  
CITY OF SYRACUSE

(11/29)

REGULAR MEETING – DECEMBER 5, 2022

1:00 P.M.

1. *Pledge of Allegiance to the Flag*
2. *Invocation*
3. *Roll Call*
4. *Minutes – November 21, 2022*
5. *Petitions*
6. *Committee Reports*
7. *Communications*
8. -----  
*UNFINISHED BUSINESS*  
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BY COUNCILOR PANIAGUA:

- a. *Local Law – Of the City of Syracuse to amend the July 1, 2020- June 30, 2021, and July 1, 2021–June 30, 2022, City Budgets to reflect the salary increase for Unit 6 Confidential Employees, pursuant to a Labor Agreement between the City of Syracuse and CSEA. (Retroactive 3% salary increase effective January 1, 2021, and a retroactive 3% salary increase effective January 1, 2022).*

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*NEW BUSINESS*  
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BY PRESIDENT HUDSON:

9. *Resolution - Approving the Appointment of Various Persons as Commissioners of Deeds for 2023/2024.*

BY COUNCILOR CALDWELL:

10. Amend - The Revised General Ordinances of the City of Syracuse, Chapter 17 entitled "Parks, Playgrounds and Public Grounds," Article 4 "Fee", Section 17-40.2 entitled "Aquatic Fees", amend to increase the fees as it relates to Lifeguard Training; Certification and Re-certification of courses completed, for City residents and non-residents, as detailed in the ordinance. The new fee should become effective January 1, 2023. (Currently the Aquatic Fee Schedule for Lifeguard training is \$5 for residents and \$55 for nonresidents, included for review).
11. Bond Ordinance - Authorizing the issuance and sale of bonds of the City of Syracuse to defray the cost of the 2022-2023 Downtown Parks Improvements Project. Total amount not to exceed \$150,000.
12. Authorize – The 2022-2023 Downtown Parks Improvement Project, on behalf of the Department of Parks Recreation & Youth Programs, for various parks improvements and repairs at Clinton Square, Shot Clock Park (Armory Square Park), Hanover Square, Fayette Firefighters Park, Pitts Park, and the Onondaga Creekwalk. Total amount not to exceed \$150,000.

BY COUNCILOR GREENE:

13. Agreement - With Cogent Communications for internet connection at City Hall, on behalf of Information Technology, for a period of one (1) year follow by a month-to-month period. There is a one-time installation fee of \$650 and a monthly fee not to exceed \$400 (\$4,800 annually), charged to Account #595860.01.90000.
14. Lease Agreement - With Bell Atlantic Mobile Systems, LLC, d/b/a Verizon Wireless, for the portions of the City-owned property known as the Morningside Reservoir located at 1387 Colvin Street East Rear (tax map #051.-02-01.0 and property #1918011101), to commence on December 1, 2022, for the term of five (5) years with five (5) five-year renewal options, each with a rent increase of 12% with the approval of the Mayor and Common Council. Total annual rent not to exceed \$38,400. The tenant responsibilities include real property taxes, utilities, and maintenance expenses.
15. Resolution – To appoint Michael Vavonese to the Board of Assessment Review to replace Kristin B. Greeley, Esq, for a term expiring September 30, 2024, pursuant to Section 523 of the NYS Real Property Tax Law.

BY COUNCILOR GETHERS:

16. *Permission – To Christopher Barnes, owner of the property located at 1913 Bellevue Avenue, to encroach approximately 4'x4' for a small shed into the Bellevue Avenue right of way. The City has a 60-foot-wide right-of-way that crosses the property that contains a 16-inch diameter main.*
17. *Permission – To Polly Davis, owner of the property located at 14 Hannum Street, in Skaneateles, NY to encroach approximately 6'x6' for an extension of a detached garage into the Hannum Street right of way. The City has a 60-foot-wide right-of-way that crosses the property that contains a 36-inch diameter main.*
18. *Permission – To Eastern Gas Transmission, owner of the property located on Mill Road, in Skaneateles, NY to complete required preventative maintenance work on their gas line within the City right of way.*
19. *Amend – Ord. #452 (10/13/2020), “Agreement – With NYS DOT Office, for a “Permit for Use of State-Owned Property” located at Canal Street, adjacent to I-690; between Lodi and North Beech Streets, to allow the Water Department employees to park their vehicles during working hours. Total annual fee not to exceed \$3,300 from Account 540513.05.83400, effective September 1, 2020-August 31, 2021.” Amend to extend for a period of five (5) years, effective September 1, 2022-August 31, 2027, and increase the annual rental fee to from \$3,300 to \$3,366 with a yearly two percent (2%) increase, charged to Account #540513.05.83400. All other terms and conditions remain the same.*

BY COUNCILOR HOGAN:

20. *Special Permit – To approve modification for a Restaurant located at 1401-1407 Burnet Avenue. One person spoke in favor, and no one spoke in opposition to the proposal. The Planning Commission granted two (2) waivers regarding off-street parking and sign regulations. Ronald Schultz, applicant. ½ Full Properties, LLC, owner.*
21. *Approve – The SEQRA Findings Statement prepared pursuant to the New York State Environmental Quality Review Act, relative to the Common Council’s consideration for a new Zoning Ordinance and map to replace, in its entirety the existing City of Syracuse Zoning Rules and Regulations, as amended, and its accompanying map. The issuance of a Finding Statement concludes the SEQRA process.*

BY COUNCILOR MAJOK:

22. *Local Law – Of the City of Syracuse to amend Chapter 11, to add a new Article III, relative to the City’s ability to take civil action to enforce the licensing requirement provided under the NYS Cannabis Law (the “Cannabis Law”)*

23. *Accept – From Saving Lives USA, an in-kind donation of eight NURO's and support equipment, (valued at \$11,197) as detailed in the attachment to be use to improve use of force decision making and will integrate de-escalation into all firearms training*
24. *Agreement – With Michael Sgro Leadership Coaching, to instruct training at the Syracuse Regional Police Academy relative to Emotional Intelligence, for the period of July 1, 2022-June 30, 2023. Total cost not to exceed \$3,600, charged to Account #542500.01.31230.*
25. *Agreement – With Crouse Hospital to provide the Syracuse Fire Department's EMS program with the NYS mandated narcotic medication using appropriate accountability standards and stringent control, for a two-year term commencing January 1, 2023. There is no cost to the City.*

BY COUNCILOR ALLEN:

26. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 214 State Street North & Willow Street East, a brick building, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 1)*
27. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 133 Avon Road, a wood house, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 5)*
28. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 539 Burnet Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 1)*
29. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 127 Chester Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 4)*
30. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 133-139 Chester Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 4)*
31. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 138 Chester Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 4)*
32. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 140 Chester Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 4)*

33. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 207-209 Crouse Avenue North, a store and wood house, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 1)*
34. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 5 Fitch Street Rear, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 2)*
35. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 133 Geddes Street North, a wood house and store, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 2)*
36. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 139 Geddes Street North & Richmond Avenue, a brick block and garage, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 2)*
37. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 1041 Geddes Street South, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 2)*
38. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 1051 Geddes Street South & Putnam Street, a vacant, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 2)*
39. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 102 Landon Avenue, a wood house and garage, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 4)*
40. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 1105 Montgomery Street Rear, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 4)*
41. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 104 Pond Lane, a wood house unfinished, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 1)*
42. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 4418 Salina Street South, a masonry restaurant unfinished, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 3)*
43. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 719 South Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 4)*

44. *Sell – All right, title, and interest of the City of Syracuse in and to the premises known as 565 ½ Westmoreland Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$151. (District 5)*

DRAFT

8.17

Local Law No.  
City of Syracuse

2022

**A LOCAL LAW OF THE CITY OF SYRACUSE  
TO AMEND THE ANNUAL BUDGET OF THE  
CITY OF SYRACUSE FOR THE FISCAL YEAR  
2020/2021 AND FISCAL YEAR 2021/22 TO  
REFLECT THE SALARY INCREASES FOR UNIT  
6 EMPLOYEES WHO ARE PAID PURSUANT TO  
THE CSEA CONTRACT WAGE SCHEDULE**

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

Section 1. Pursuant to the wage schedule between the City of Syracuse and CSEA, which Unit 6 employees of the City are paid pursuant to, wage increases for said Unit 6 employees are authorized which increases are retroactively effective as of January 1, 2021, as set forth in the CSEA labor contract on file with the City Clerk, and subject to the approval of the Mayor who shall have the power and authority to change and increase the salary, compensation and benefits of those employees covered by the aforementioned contract, said salary, compensation and benefits shall be paid from the Treasury of the City of Syracuse in the fiscal years 2020/2021 and 2021/2022 notwithstanding the fact that any such salary, compensation and benefits shall previously have been fixed or provided for in the budgets of said City for such fiscal years 2020/2021 and 2021/2022, provided, however, that any such increases shall be within the total amount contained in the budgets for such fiscal year and within such additional amounts as may be legally available therefor. The change herein authorized shall be effective as of January 1, 2021.

Section 2. The annual budget of the City of Syracuse for the fiscal years 2020/2021 and 2021/2022 be and the same are hereby amended to reflect the increases and changes for employees covered by the aforementioned contract.

Section 3. Article 2-C, Section 25 of the General City Law, insofar as it restricts or is inconsistent with the provisions of Section 1 through 2 of this Local Law is hereby superseded.

Section 4. This local law shall take effect immediately.

DRAFT



# OFFICE OF HUMAN RESOURCES

CITY OF SYRACUSE, MAYOR BEN WALSH

8a.17

November 9, 2022

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

**Richard Alsever**  
Director

**Margaret Chajka**  
Assistant Director

Re: Local Law Request for Unit 6 (Confidential Employees) Salary Increases

Dear Ms. McBride:

Please have a local law prepared for the November 21, 2022 meeting of the Common Council to authorize retroactive salary increases for the Unit 6 employees. This group of employees is paid pursuant to the CSEA contract wage schedule but are considered managerial/confidential employees.

The wage increases would provide a retroactive 3% salary increase effective January 1, 2021 and a retroactive 3% salary increase effective January 1, 2022. These terms mirror those in the labor agreement for CSEA.

Please contact me at ext. 8780 if you have any questions.

Sincerely,

Richard Alsever  
Director

CC: Tim Rudd, Director of the Office of Management and Budget

**Human Resources**  
233 E. Washington St  
City Hall, Room 312  
Syracuse, N.Y. 13202

Office 315 448-8780  
Fax 315 448-8761  
[www.syr.gov.net](http://www.syr.gov.net)



# SYRACUSE DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

November 29, 2022

**Julie LaFave**  
Commissioner

Patricia McBride, City Clerk  
City Hall, Room 231  
Syracuse, NY 13202

**RE: REQUEST FOR LEGISLATION**

Dear Ms. McBride:

Please prepare legislation for the next Common Council Meeting to allow the Department of Parks, Recreation & Youth Programs to amend General Ordinance 17-40.2 as it relates to fees for Lifeguard Training, effective January 1, 2023:

**Lifeguard Courses for Residents Who Do Not Intend to Work at City Pools:**

Certification	\$105
Recertification	\$80

**Lifeguard Courses for Non-Residents:**

Certification	\$155
Recertification	\$130

**Lifeguarding Certification Courses for Residents Who Commit to Work at City Pools:**

- Fees waived for City Residents who agree to work at City pools for a complete summer season
- Must agree to work minimum of 20 hours/week, for complete summer season.
- If employee quits before end of season or is unable to commit to minimum requirements, the fee of \$105 will be deducted from final paycheck.

**Lifeguarding Recertification Course**

- Fees waived for City Residents who agree to work at City pools for a complete summer season
- Must agree to work minimum of 20 hours/week, for complete summer season.
- If employee quits before end of season or is unable to commit to minimum requirements, the fee of \$80 will be deducted from final paycheck.

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](http://www.syr.gov.net)

Please contact me if you have any questions.

Sincerely,

Julie LaFave, Commissioner

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

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**Sec. 17-40. Admission fees.**

The commissioner of parks, recreation and youth programs shall from May 15 through October 31, 1975 and from April 1 through October 31 thereafter, charge an admission fee to the Burnet Park Zoo at the following rates:

0—6 years Free of charge

7—12 years 25 cents

13—64 years 50 cents

65 years and over Free of charge

No admission fee shall be charged from November first through March thirty-first.

No admission fee shall be charged to members of incorporated zoological and aquarium societies, or to participants in any student group organized and conducted by public or private elementary or secondary schools located in the city of Syracuse and county of Onondaga.

(Gen. Ord. No. 47-1974, 10-25-74; Gen. Ord. No. 14-1975, 3-24-75; Gen. Ord. No. 22-1975, 6-2-75; Gen. Ord. No. 14-1977, 4-18-77; L.L. No. 10-1994, § 2)

**Sec. 17-40.2. Aquatic fees.**

The commissioner of parks, recreation and youth programs is hereby authorized to charge a user fee at city pools or pools under the supervision of the department of parks, recreation and youth programs for all instructional programs, adult and children's swim lessons, water exercise, adult lap swim, CPR and First Aid classes, including renewals, lifeguard and water safety instructor certification classes as follows:

	City Resident	Non-Resident*
American Red Cross or equivalent agency parent and toddler lessons	\$20.00	\$45.00
Level 1/Pre-school (ages 3—5 years) lessons	Free	\$25.00
Level 2—7 lessons	\$10.00	\$35.00
Pre-competitive and water polo lessons	\$30.00	\$55.00
Adult lessons	\$20.00	\$45.00
Adult water exercise program	\$30.00	\$55.00
CPR and first aid courses	\$5.00*	\$30.00*
Lifeguard training program	\$5.00**	\$55.00**
Water safety instructor	\$5.00**	\$55.00**
Challenge-out or review course (for CPR, first aid, lifeguard training, & WSI)	\$5.00*	\$30.00*
Adult lap swim, per session	\$3.00***	\$5.00***
Adult lap swim, ticket booklet for 20 sessions	\$5.00****	\$55.00****
Adult lap swim, ticket booklet for 50 sessions	\$125.00****	\$125.00****

\*Residents must pay city fee and all applicable textbook and Red Cross/agency fees; Non-residents must pay city fee, all applicable textbook and Red Cross/agency fees, and \$25.00 surcharge.

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**\*\*Residents must pay city fee and all applicable textbook and Red Cross/agency fees; non-residents must pay city fee, all applicable textbook and Red Cross/agency fees, and \$50.00 surcharge.**

**\*\*\*The adult lap swim fee would be applicable seasonally, as determined by the commissioner at the following locations: Burnet, Thornden, Valley, Nottingham, Southwest, and Huntington Pools. The following shall be exempt from lap swim fees: (1) Senior Citizens (age 60 and over); (2) U.S. Veterans and Active Military; and (3) Individuals in need of continuing aquatic therapy.**

**\*\*\*\*Tickets fees for the booklets for the adult lap swim are not refundable.**

**(Gen. Ord. No. 17-1995, 5-22-95; Gen. Ord. No. 26-2001, 6-18-01; Gen. Ord. No. 16-2012, 6-18-12; Gen. Ord. No. 19-2012, 7-9-12)**

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# SYRACUSE DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

November 18, 2022

**Julie LaFave**  
Commissioner

Patricia McBride  
City Clerk  
231 City Hall  
Syracuse, NY 13202

**RE: REQUEST FOR LEGISLATION – 2022/2023 CIP – Downtown Parks Improvement**

Dear Ms. McBride:

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

- Ordinance authorizing the sale and issuance of bonds to defray the cost of the 2022/2023 Downtown Parks Improvements at a cost not to exceed \$150,000.00.
- Ordinance authorizing the Department of Parks, Recreation, & Youth Programs to proceed with 2022/2023 Downtown Parks Improvements capital improvement program at a cost not to exceed \$150,000.00.

These funds will be used to conduct various park improvements and repairs throughout the Downtown Central Business District within the City of Syracuse. Such improvements might include but are not limited to the overall improvement and beautification of the downtown parks listed as: Clinton Square, Shot Clock Park (Armory Square Park), Hanover Square, Fayette Firefighters Park, Pitts Park, and the Onondaga Creekwalk.

Funds, not to exceed \$150,000.00, from the 2022/2023 Capital Improvement Program will be established in an account to be determined by the Commissioner of Finance.

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

Sincerely,

Julie LaFave  
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](http://www.syrgov.net)



City of Syracuse

**AUTHORIZATION TO PROCEED WITH CIP PROJECT**

Date:	11/18/22	Department:	Parks
Project Name:	22/23 Downtown Parks Improvement		
Project Cost:	\$180,000.00.		
Contact Name:	Julie LaFave		
Project Description:	These funds will be used to conduct various park improvements and repairs throughout the Downtown Central Business District within the City of Syracuse. Such improvements might include but are not limited to the overall improvement and beautification of the downtown parks listed as: Clinton Square, Shot Clock Park (Armory Square Park), Hanover Square, Fayette Firefighters Park, Pitts Park, and the Onondaga Creekwalk.		

**Projected Time Line & Funding Source(s)**

Estimated Start Date:	Estimated Completion Date:
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<b>Funding Source:</b>	<b>Dollar Amount:</b>
Local Share: Cash Capital	
Local Share: Bonds (complete schedule below)	\$ 150,000.00
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	2023	\$ 150,000.00
2		
3		
4		
5		
Total Estimated Amount to Borrow (if different than "Local Share: Bonds" above, explain)		\$ 150,000.00

Approval to proceed with request for legislation is hereby granted.

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

Director of Administration: \_\_\_\_\_ Date: 21 Nov 22

Director of Management & Budget: \_\_\_\_\_ Date: 11-21-22

Commissioner of Finance: \_\_\_\_\_ Date: 11/21/2022

City of Syracuse | Department of Parks, Recreation, & Youth Programs

Proposed 2022/2023 – Capital Improvement Program – Downtown Parks Improvements

Schedule A – Listed Downtown Parks

1. Clinton Square
2. Shot Clock Park (Armory Square Park)
3. Hanover Square
4. Fayette Firefighters Park
5. Pitts Park
6. Onondaga Creekwalk

DRAFT

**ORDINANCE AUTHORIZING AGREEMENT WITH COGENT COMMUNICATIONS FOR THE INSTALLATION OF AN INTERNET CONNECTION AND ACCOUNT FOR 233 E. WASHINGTON STREET**

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 Cogent Communications, under the following terms:

- (1) Cogent Communications (Cogent) shall provide for the installation of an internet connection at 233 E. Washington Street;
- (2) The agreement will be for a period of twelve (12) months, after which the agreement may continue to operate on a month-to-month basis; and
- (3) The City shall pay Cogent a monthly fee of \$400.00 for the account associated with this internet connection, and a one-time \$650.00 installation charge for the internet connection; total annual costs for all services provided under this agreement shall not exceed \$4,800.00 per year.

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 agreement shall be charged to I.T: Fund =01, Dept. =90000, Account=595860 or such other appropriate account as designated by the Commissioner of Finance.



# Office of Information Technology

CITY OF SYRACUSE, MAYOR BEN WALSH

November 21, 2022

David Prowak  
Director

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

**Re: Request to Legislation**

Dear Ms. McBride,

Please prepare legislation for the next meeting of the Common Council authorizing the City to enter into an agreement with Cogent Communications for an internet connection at 233 E. Washington St.

I.T. will be paying the one-time installation fee of \$650 and the monthly fee not to exceed \$400/month, (\$4,800 annually) from Account 595860, Fund 01, Dept 90000 for a 12 month term. After 1 year, the term is month-to-month.

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](http://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 and Budget  
**DATE:** November 21, 2022  
**SUBJECT:** Agreement – Cogent Communications

On behalf of the Department of Information Technology, I am requesting the City enter into an agreement with Cogent Communications for an internet connection at 233 E. Washington St.

I.T. will be paying the one-time installation fee of \$650 and the monthly fee not to exceed \$400/month, (\$4,800 annually) from Account 595860, Fund 01, Dept 90000 for a 12-month term. After 1 year, the term is month-to-month.

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

\_\_\_\_\_  
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](http://www.syr.gov.net)

**ORDINANCE AUTHORIZING A  
TELECOMMUNICATIONS LEASE  
AGREEMENT BETWEEN THE CITY OF  
SYRACUSE AND BELL ATLANTIC MOBILE  
WIRELESS, LLC D/B/A VERIZON WIRELESS  
FOR PORTIONS OF THE CITY-OWNED  
PROPERTY LOCATED AT 1387 COLVIN  
STREET EAST REAR (TAX MAP NO. 051.-02-  
01.0), PROPERTY NO. 1918011101 KNOWN AS  
MORNINGSIDE RESERVOIR**

BE IT ORDAINED, that the Commissioner of Assessment, on behalf of the City of Syracuse (the "City") is hereby authorized and empowered to enter into a telecommunications lease as described herein with Bell Atlantic Mobile Wireless, LLC d/b/a Verizon Wireless for portions of the City-owned property located at 1387 Colvin Street East Rear, (Tax Map No. 051.-02-01.0), Property No. 1918011101 (the "Premises"), known as Morningside Reservoir; and

BE IT FURTHER ORDAINED, that the lease agreement, which is subject to the approval of the Corporation Counsel, shall contain the following terms and conditions:

1. The lease shall be for a ten (10) year term (the "Initial Term") effective on or about December 1, 2022, with the option of four (4) additional five (5) year renewal periods subject to the approval of the Mayor and Common Council.
2. The annual rent shall be \$38,400.00 per year of the agreement. This annual rent shall increase by twelve percent (12%) at year six (6) of the Initial Term and increase by an additional twelve percent (12%) for each of the four (4) additional five (5) year renewal periods.
3. Bell Atlantic Mobile Wireless, LLC d/b/a Verizon Wireless, as the tenant, shall also be responsible for any real property taxes, utilities, and maintenance expenses during the term of the lease agreement.
4. The rent shall be deposited into Account No. 05.424100 or another appropriate account as designated by the Commissioner of Finance.

; and

BE IT FURTHER ORDAINED, that the lease shall contain such other and further provisions as may be approved by the Corporation Counsel and as she shall deem to be in the best interest of the City.

DRAFT



DEPARTMENT OF ASSESSMENT  
CITY OF SYRACUSE, MAYOR BEN WALSH

November 18, 2022

Matthew D. Oja  
Commissioner

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

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

Re: Request for Legislation – Telecommunications Lease at Morningside Reservoir

Dear Ms. McBride:

Please prepare legislation for the next Common Council meeting authorizing the City of Syracuse to enter into a new lease agreement with Bell Atlantic Mobile Systems, LLC, d/b/a Verizon Wireless, for portions of the City-owned property located at 1387 East Colvin Street Rear (SBL 051.-02-01.0; Property#1918011101).

The lease would incorporate the following terms:

1. An initial term of ten (10) years;
2. Annual rent starting at \$38,400 and subject to a twelve-percent (12%) increase after five (5) years;
3. Four (4) renewal options of five (5) years apiece, subject to Common Council approval;
4. Tenant responsibility for real property taxes, utilities, and most maintenance expenses.

The lease would commence on or about December 1, 2022. The lease payments would be deposited into account number 05.424100.

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  
Fax 315 448 8190

assessment@syrgov.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 and Budget  
**DATE:** November 18, 2022  
**SUBJECT:** Telecommunications Lease at Morningside Reservoir

On behalf of the Department of Assessment, I am requesting the City enter into a lease agreement with Bell Atlantic Mobile Systems, LLC, d/b/a Verizon Wireless, for portions of the City-owned property located at 1387 East Colvin Street Rear (SBL 051.-02-01.0; Property#1918011101).

The lease would incorporate the following terms:

1. An initial term of ten (10) years;
2. Annual rent of \$38,400 and subject to a twelve-percent (12%) increase after five (5) years;
3. Four (4) renewal options of five (5) years apiece, subject to the Common Council approval
4. Tenant responsibility for real property taxes, utilities, and most maintenance expenses.

The lease would commence on or about December 1, 2022. The lease payments would be deposited into account number 05.424100.

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

\_\_\_\_\_  
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](http://www.syr.gov.net)

Resolution No.

2022

**RESOLUTION APPOINTING MEMBER TO THE BOARD OF ASSESSMENT REVIEW**

BE IT RESOLVED, by this Common Council that the individual set forth below be and hereby is appointed to serve on the Board of Assessment Review on administrative hearing panels, as authorized by Section 523 of the Real Property Tax Law, for the remainder of the five-year term set to expire on September 30, 2024.

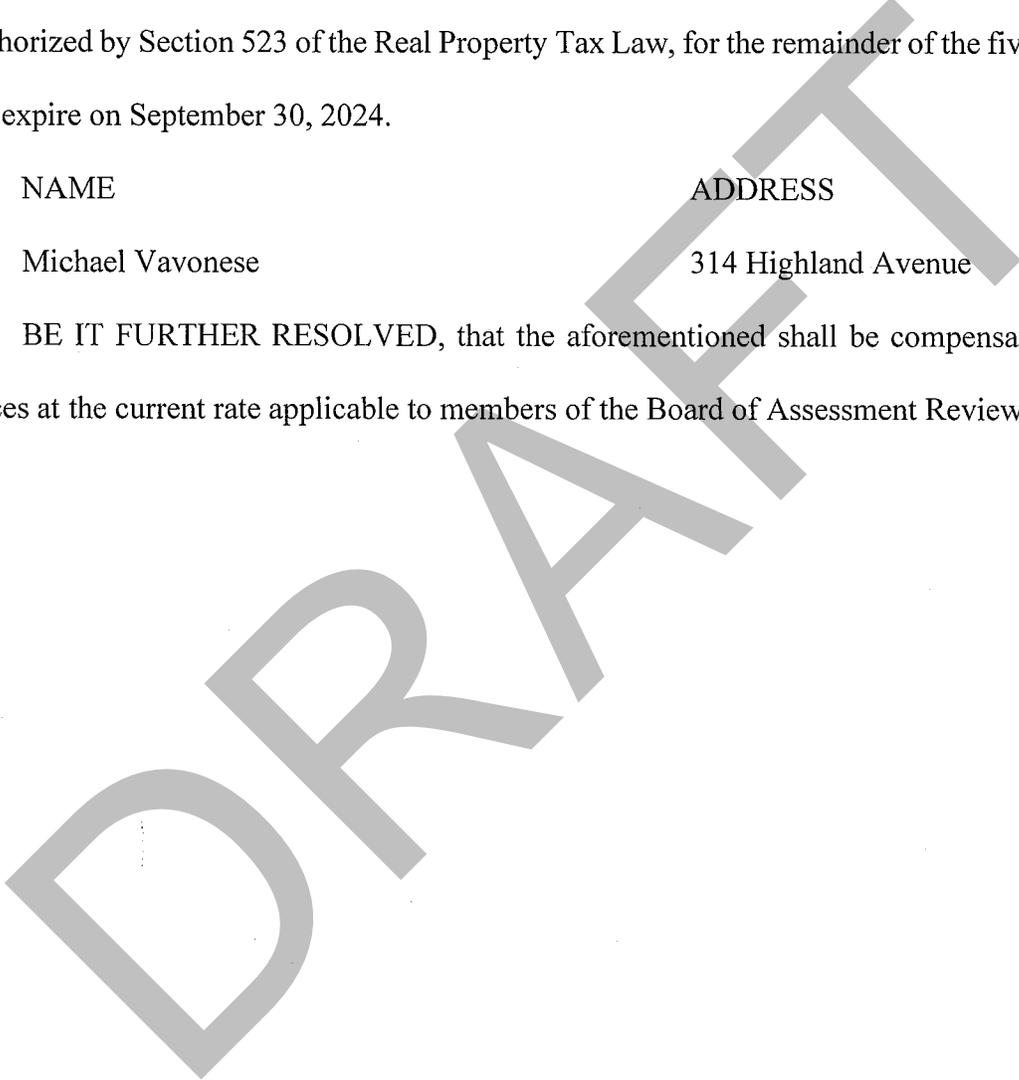
NAME

ADDRESS

Michael Vavonese

314 Highland Avenue

BE IT FURTHER RESOLVED, that the aforementioned shall be compensated for said services at the current rate applicable to members of the Board of Assessment Review.





# DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

15

November 23, 2022

**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

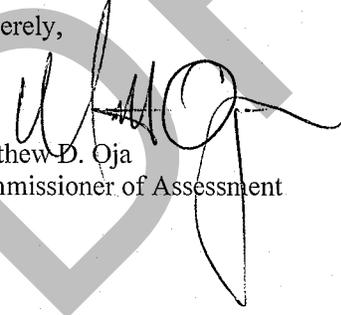
**Re: Nomination of Michael Vavonese to Board of Assessment Review**

Dear Ms. McBride:

Please prepare legislation for the next Common Council meeting to nominate Michael Vavonese, of 314 Highland Avenue, to serve out the remainder of a five-year term on the Board of Assessment Review, pursuant to Section 523 of the New York State Real Property Tax Law. Mr. Vavonese would fill a vacancy created by the resignation of Kristin Greeley earlier this year. Mr. Vavonese would serve out a term expiring on September 30<sup>th</sup>, 2024. As his attached resume demonstrated, Mr. Vavonese has real estate experience and a history of community involvement.

Board members meet approximately 15 times during February and, as needed, into March in order to adjudicate complaints regarding real property assessments. They are paid \$150 per day in the month of February and \$125 per day at all other times.

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  
Fax 315 448 8190

[assessment@syrgov.net](mailto:assessment@syrgov.net)

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

5

# Michael Vavonese

314 Highland Avenue, Syracuse, NY 13203 • 1-315-882-8624 • mikevavonese@gmail.com

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## Education

August 2012 - May 2016 <i>B.A. in Political Science and Urban Studies</i>	<b>Canisius College</b>	Buffalo, NY
<ul style="list-style-type: none"><li>• Deans List Honor Fall of 2016</li><li>• Deans List Honor Spring of 2016</li><li>• President of Amici D'Italia (Italian Club)</li><li>• Advertising Director of the Canisius College Griffin Newspaper</li></ul>		
June 2014 - July 2014 <i>Summer Study Abroad Session</i>	<b>Lorenzo D'Medici Institute</b>	Florence, Italy
Class of 2012	<b>Christian Brothers Academy</b>	Syracuse, NY

---

## Professional Experience

May 2022 – Present <i>Leasing Director, Northeast</i>	<b>Pacific Retail Capital Partners</b>	Syracuse, NY
<ul style="list-style-type: none"><li>• Manage the retail leasing processes from origination to deal approval and lease execution for 3.5 million SF of GLA across 3 retail shopping centers. Act as liaison between the lenders, property ownership partners, and mall management teams.</li><li>• Manage NOI budgeting, construction schedules, and the internal approval process for lease deals at the centers.</li></ul>		
January 2021 – May 2022 <i>Business Development Manager</i>	<b>Hunt Real Estate Corporation</b>	Buffalo, NY
<ul style="list-style-type: none"><li>• Responsibilities include proforma analysis, property valuation analysis, budgeting and forecasting, identify and prospect new local and regional tenants, prepare and negotiate letters of intent and Leases, advise on creating of a dynamic tenant/client mix for HUNT owned office and mixed-use assets.</li><li>• Represent key clients in property searches to lease or purchase space. Represent key clients in the sale or leasing of their property. Meet with prospective clients including business and building owners to present property management solutions and HUNT real estate services.</li></ul>		
July 2019 – December 2020 <i>Leasing Representative</i>	<b>The Taubman Company</b>	Washington, DC
<ul style="list-style-type: none"><li>• Canvass, contact, establish and grow relationships with existing and prospective tenants, and third party brokers.</li><li>• Initiate, negotiate, and finalize Offers, Proposals, and Lease Documents with prospective tenants and brokers.</li><li>• Present prospective tenants and deals to ownership and senior management on a weekly basis.</li><li>• Asset Manager for Fair Oaks Mall in Fairfax, VA. Managing the NOI budget, construction schedules, tenant coordination and leasing progression for the center. Liaison between the center partners, lenders and Taubman.</li></ul>		
May 2016 – July 2019 <i>Leasing Representative</i>	<b>Pyramid Management Group</b>	Syracuse, NY
<ul style="list-style-type: none"><li>• Initiated, negotiated and completed Lease deals with new Tenants for the portfolio of Shopping Centers.</li><li>• Responsible for consistent follow-up, face-to-face meetings with Tenant representatives to handle Lease metrics, and canvassing diverse markets and shopping centers for prospective tenants.</li><li>• Present to the company on a daily basis Leasing and managed account maintenance updates.</li></ul>		

---

## Athletics

August 2012 – May 2016	<b>Canisius College Men's Division 1 Lacrosse Program</b>	Buffalo, NY
<ul style="list-style-type: none"><li>• Senior Captain of the 2015-2016 season</li></ul>		

**ORDINANCE GRANTING PERMISSION TO MR. CHRISTOPHER BARNES, OWNER OF THE PROPERTY AT 1913 BELLEVUE AVENUE, SYRACUSE, NY 13204, TO BUILD A SHED APPROXIMATELY 4' BY 4' ONTO THE CITY OF SYRACUSE WATER CONDUIT RIGHT-OF-WAY**

WHEREAS, Mr. Christopher Barnes, owner of the property situated at 1913 Bellevue Avenue, Syracuse, NY 13204, has requested permission to encroach into the City of Syracuse water conduit Right-of-Way with a shed approximately 4' by 4'; and

WHEREAS, the report of the Commissioner of the Department of Water is on file in the office of the City Clerk; NOW, THEREFORE,

BE IT ORDAINED, that this Common Council hereby grants permission to Mr. Christopher Barnes, owner, to maintain the aforementioned encroachment, subject to the following conditions:

- 11. The right to occupy shall be limited to the existing garage and fencing (structures). Mr. Barnes shall submit an easement survey encompassing the garage over the right-of-way including a metes and bounds description to the City of Syracuse Water Department and file a copy at Onondaga County Court House.
- 12. Mr. Barnes shall not damage or interfere with the City's water conduits now or hereafter constructed, reconstructed, or maintained on or in said lands and right-of-way or with any apparatus or facility of the City used connection herewith.
- 13. Mr. Barnes shall at all times indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or arise or grow out of the said construction of said crossing and shall indemnify and save harmless said City from all

costs, damages, and expenses by reason of any damages and expenses to City's water pipe or conduits or any other facilities, pipes or construction work now or hereafter located in under or along the surface of said lands above named at the point or place or places where said pavement are to be constructed.

14. In the event that the City of Syracuse shall in the construction, operation or maintenance of its water lines or conduits now or hereafter located on its said premises require said structures to be moved or relocated, Mr. Barnes shall, all at its own cost and expense move or relocate the same.
15. In the event of a conduit leak, break, repair or maintenance the City will not be responsible for any damage caused to the property, road, utilities or other infra-structure items within the right of way.
16. The City will not be responsible for the restoration of any utilities or any other improvements within the City right-of-way.
17. The City will be held harmless from liability and all claims, damages, costs and expenses to person or property, which may occur out of the City use of its' right-of-way.
18. No further encroachments will be permitted within the right-of-way without prior approval of the City.
19. Additional terms as required by the Corporation Counsel or Commissioner of Water shall be added as deemed appropriate.
20. Mr. Barnes shall, within thirty (30) days from the effective date of this ordinance, file in the office of the City Clerk a duly acknowledged written acceptance of this permission and consent to its terms and conditions. Said acceptance, when so filed, shall constitute an agreement on the part of the Mr. Barnes to do and conform to all conditions thereof.



# DEPARTMENT OF WATER

CITY OF SYRACUSE, MAYOR BEN WALSH

November 18, 2022

**Joseph B. Awald, PE**  
Commissioner

**John D. Walsh**  
Deputy Commissioner

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

RE: Right-of-Way permission

Dear Ms. McBride,

Please prepare legislation to permit Mr. Christopher Barnes of 1913 Bellevue Avenue, Syracuse, NY 13204 to build a small shed onto the City Right of Way. The shed will be approximately 4 by 4 feet. The City has a 60-foot wide Right-of-Way that crosses the property. This right of way contains a 36-inch diameter water main.

I have reviewed this proposal and recommend that an ordinance be submitted for consideration by the Common Council for action as follows:

1. The right to occupy shall be limited to the existing garage and fencing (structures). Mr. Barnes shall submit an easement survey encompassing the garage over the right-of-way including a metes and bounds description to the City of Syracuse Water Department and file a copy at Onondaga County Court House.
2. Mr. Barnes shall not damage or interfere with the City's water conduits now or hereafter constructed, reconstructed, or maintained on or in said lands and right-of-way or with any apparatus or facility of the City used connection herewith.
3. Mr. Barnes shall at all times indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or arise or grow out of the said construction of said crossing and shall indemnify and save harmless said City from all costs, damages, and expenses by reason of any damages and expenses to City's water pipe or conduits or any other facilities, pipes or construction work now or hereafter located in under or along the surface of said lands above named at the point or place or places where said pavement are to be constructed.

4. In the event that the City of Syracuse shall in the construction, operation or maintenance of its water lines or conduits now or hereafter located on its said premises require said

Department Of Water  
101 N. Beech Street  
Syracuse, N.Y. 13210

Office 315 448-8340  
Fax 315 473-2608  
Emergency 24 Hours  
315 448-8360

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structures to be moved or relocated, Mr. Barnes shall, all at its own cost and expense move or relocate the same.

5. In the event of a conduit leak, break, repair or maintenance the City will not be responsible for any damage caused to the property, road, utilities or other infra-structure items within the right of way.

6. The City will not be responsible for the restoration of any utilities or any other improvements within the City right-of-way.

7. The City will be held harmless from liability and all claims, damages, costs and expenses to person or property, which may occur out of the City use of its' right-of-way.

8. No further encroachments will be permitted within the right-of-way without prior approval of the City.

9. Additional terms as required by the Corporation Council or Commissioner of Water shall be added as deemed appropriate.

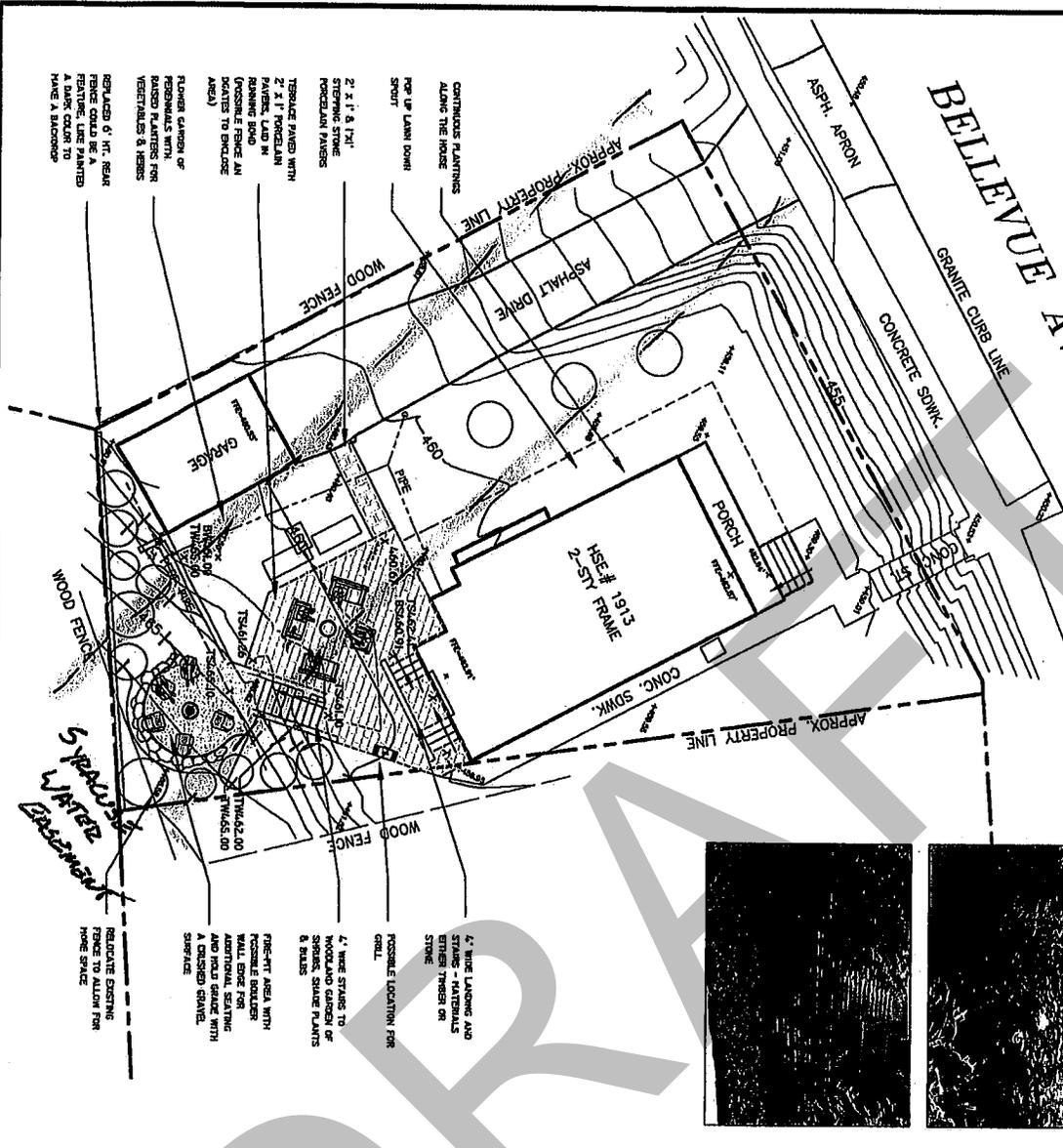
Sincerely,

Joseph Awald, PE  
Commissioner of Water

DRAFT

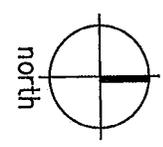
NOTES:  
 THE GRADING PLAN IS CONCEPTUAL. THE FINAL GRADES WILL BE DETERMINED ONCE THE EXISTING DECK IS REMOVED AND THE NUMBER OF STEPS AND HEIGHT OF THE RETAINING WALLS ADJUSTED ACCORDINGLY. EXISTING TREES ARE NOT SHOWN ON THE SURVEY, THIS MAY EFFECT THE GRADING ON THE BANK.

**BELLEVUE AVE.**



CONTINUOUS PLANTINGS ALONG THE HOUSE PER UP LAWN DOWN SPOUT  
 2" x 1" & 1 1/2" STEERING STAKE FOCALIAN FANERS  
 TERRACE PAVED WITH 2" x 1" PAVING, LAMB IN RUNNING BOND (POSITIVE FENCE AN DIGATES TO ENCLOSE AREA)  
 PLUMER GARDEN OF PERENNIALS WITH VEGETABLES & HERBS  
 60" x 48" 4" x 6" BEAD PENCE COULD HAVE A DARK COLOUR TO HAVE A SACROROP

4" WIDE LANDING AND STAIRS - MATERIALS EITHER TIMBER OR STONE  
 POSSIBLE LOCATION FOR GRILL  
 4" WIDE STAIRS TO WOODLAND GARDEN OF SPICES, SHADE PLANTS & BULBS  
 FIRE-IT AREA WITH POSSIBLE BOLLER WALL DOME FOR ADJUTIVAL SEATING AND PAVED DRIVE WITH ASPHALT DRIVEWAY SURFACE  
 RELUCTATE EXISTING FENCE TO ALLOW FOR MORE SPACE



SCALE: 1" = 10'

ISSUE DATES:  
 1 Date, April 8th, 2022  
 ISSUED TO CLIENTS  
 2  
 3  
 4

A.J MILLER LANDSCAPE ARCHITECTURE PLLC  
 landscape architecture, urban design, planning  
 1833 James Street, Syracuse NY 13206  
 telephone: (315) 437 4628  
 cell: (315) 380 3882  
 email: mmiller@ajmiller.com  
 web site: www.ajmiller.com  
 COPYRIGHT © 2022  
 A.J MILLER LANDSCAPE ARCHITECTURE PLLC

Mrs & Mrs Barnes  
 1913 Bellevue Avenue  
 Syracuse  
 NY 13204

**PRELIMINARY  
 SITE PLAN**

AWJ JOB #:  
 01185  
 DRAFTER:  
 M.W.M

Draw. No.:  
**PS-01**

**ORDINANCE GRANTING PERMISSION TO MS. POLLY DAVIS, OWNER OF THE PROPERTY AT 14 HANNUM STREET, SKANEATELES, NY, 13152 , TO ENCROACH UP TO 6’ INTO THE CITY OF SYRACUSE WATER CONDUIT RIGHT-OF-WAY WITH A DETACHED GARAGE**

WHEREAS, Ms. Polly Davis, owner of the property situated at 14 Hannum Street, Skaneateles, NY, has requested permission to encroach up to 6’ into the City of Syracuse water conduit Right-of-Way with a detached garage; and

WHEREAS, the report of the Commissioner of the Department of Water is on file in the office of the City Clerk; NOW, THEREFORE,

BE IT ORDAINED, that this Common Council hereby grants permission to Ms. Polly Davis, owner, to maintain the aforementioned encroachment, subject to the following conditions:

1. The right to occupy shall be limited to the existing garage and fencing (structures). Ms. Davis shall submit an easement survey encompassing the garage over the right-of-way including a metes and bounds description to the City of Syracuse Water Department and file a copy at Onondaga County Court House.
2. Ms. Davis shall not damage or interfere with the City's water conduits now or hereafter constructed, reconstructed, or maintained on or in said lands and right-of-way or with any apparatus or facility of the City used connection herewith.
3. Ms. Davis shall at all times indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or arise or grow out of the said construction of said crossing and shall indemnify and save harmless said City from all

costs, damages, and expenses by reason of any damages and expenses to City's water pipe or conduits or any other facilities, pipes or construction work now or hereafter located in under or along the surface of said lands above named at the point or place or places where said pavement are to be constructed.

4. In the event that the City of Syracuse shall in the construction, operation or maintenance of its water lines or conduits now or hereafter located on its said premises require said structures to be moved or relocated, Ms. Davis shall, all at its own cost and expense move or relocate the same.
5. In the event of a conduit leak, break, repair or maintenance the City will not be responsible for any damage caused to the property, road, utilities or other infra-structure items within the right of way.
6. The City will not be responsible for the restoration of any utilities or any other improvements within the City right-of-way.
7. The City will be held harmless from liability and all claims, damages, costs and expenses to person or property, which may occur out of the City use of its' right-of-way.
8. No further encroachments will be permitted within the right-of-way without prior approval of the City.
9. Additional terms as required by the Corporation Counsel or Commissioner of Water shall be added as deemed appropriate.
10. Ms. Davis shall, within thirty (30) days from the effective date of this ordinance, file in the office of the City Clerk a duly acknowledged written acceptance of this permission and consent to its terms and conditions. Said acceptance, when so filed, shall constitute an agreement on the part of the Ms. Davis to do and conform to all conditions thereof.



# DEPARTMENT OF WATER

CITY OF SYRACUSE, MAYOR BEN WALSH

17

November 18, 2022

**Joseph B. Awald, PE**  
Commissioner

**John D. Walsh**  
Deputy Commissioner

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

RE: Right-of-Way permission

Dear Ms. McBride,

Please prepare legislation to permit Ms. Polly Davis of 14 Hannum Street, Skaneateles, NY, 13152 to extend a garage into the City Right of Way. The City has a 60-foot wide Right-of-Way that crosses the property. It contains a 36-inch diameter water main. Ms. Davis is requesting permission rights to occupy a portion of this property with an extension of a detached garage. This extension will be approximately six feet by six feet.

I have reviewed this proposal and recommend that an ordinance be submitted for consideration by the Common Council for action as follows:

1. The right to occupy shall be limited to the existing garage and fencing (structures). Ms. Davis shall submit an easement survey encompassing the garage over the right-of-way including a metes and bounds description to the City of Syracuse Water Department and file a copy at Onondaga County Court House.
2. Ms. Davis shall not damage or interfere with the City's water conduits now or hereafter constructed, reconstructed, or maintained on or in said lands and right-of-way or with any apparatus or facility of the City used connection herewith.
3. Ms. Davis shall at all times indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or arise or grow out of the said construction of said crossing and shall indemnify and save harmless said City from all costs, damages, and expenses by reason of any damages and expenses to City's water pipe or conduits or any other facilities, pipes or construction work now or hereafter located in under or along the surface of said lands above named at the point or place or places where said pavement are to be constructed.
4. In the event that the City of Syracuse shall in the construction, operation or maintenance of its water lines or conduits now or hereafter located on its said premises require said structures to be moved or relocated, Ms. Davis shall, all at its own cost and expense move or relocate the same.
5. In the event of a conduit leak, break, repair or maintenance the City will not be responsible for any damage caused to the property, road, utilities or other infra-structure items within the right of way.
6. The City will not be responsible for the restoration of any utilities or any other improvements within the City right-of-way.

Department Of Water  
101 N. Beech Street  
Syracuse, N.Y. 13210

Office 315 448-8340  
Fax 315 473-2608  
Emergency 24 Hours  
315 448-8360

[www.syrgov.net](http://www.syrgov.net)

6

7. The City will be held harmless from liability and all claims, damages, costs and expenses to person or property, which may occur out of the City use of its' right-of-way.

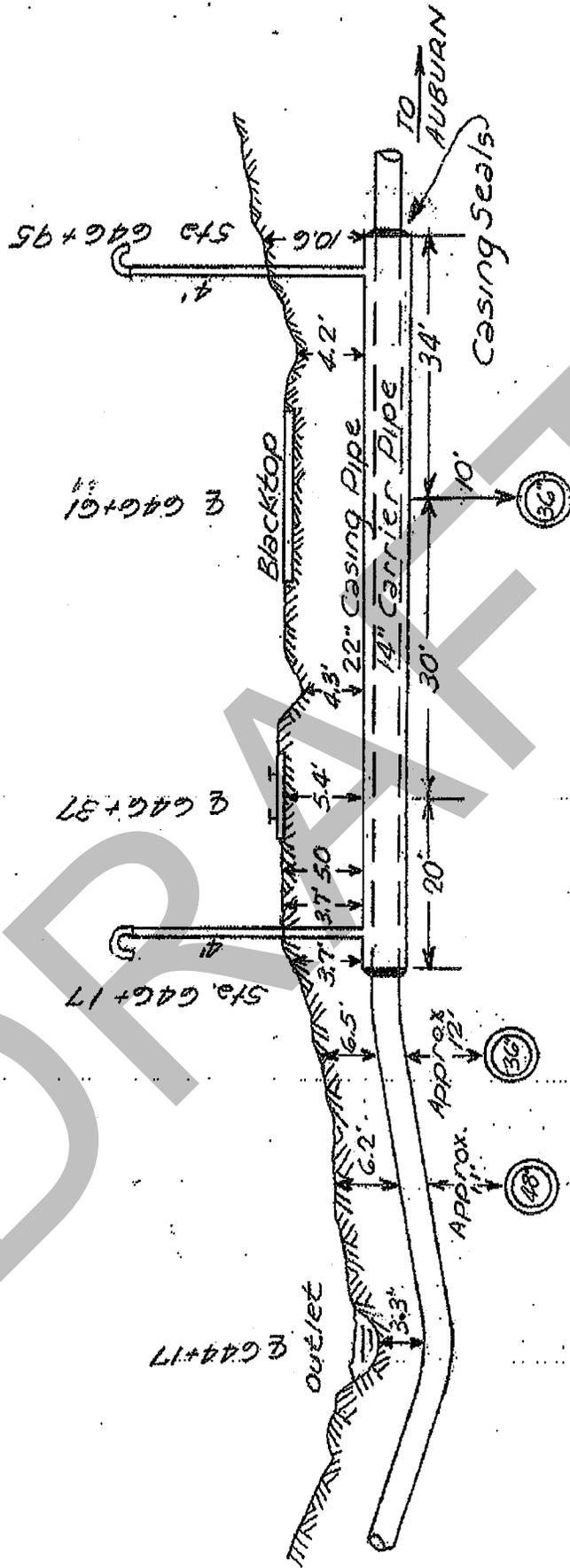
8. No further encroachments will be permitted within the right-of-way without prior approval of the City.

9. Additional terms as required by the Corporation Council or Commissioner of Water shall be added as deemed appropriate.

Sincerely,

Joseph Awald, PE  
Commissioner of Water

DRAFT



CROSS-SECTION SKANEATELES R.R.

N.B. 1635, P. 29

1-CROP LINE ONLY  
2-01' AT

**ORDINANCE GRANTING PERMISSION TO EASTERN GAS TRANSMISSION, OWNER OF THE GAS LINE/MAIN ON MILL ROAD IN SKANEATELES, NY, THE RIGHT TO OCCUPY THE CITY OF SYRACUSE WATER CONDUIT RIGHT-OF-WAY**

WHEREAS, Eastern Gas Transmission, owner of the gas main/line situated on Mill Road in Skaneateles, NY, has requested permission to occupy the City of Syracuse water conduit Right-of-Way to complete required preventative maintenance work on their gas main/line; and

WHEREAS, the report of the Commissioner of the Department of Water is on file in the office of the City Clerk; NOW, THEREFORE,

BE IT ORDAINED, that this Common Council hereby grants permission to Eastern Gas Transmission, owner, to occupy the City of Syracuse Right-of-Way for the time required to work on the gas main/line, subject to the following conditions:

1. The right to occupy shall be limited to time required to work on the gas main. They shall submit an easement survey encompassing the shed over the right-of-way including a metes and bounds description to the City of Syracuse Water Department and file a copy at Onondaga County Court House.
2. Eastern Gas Transmission shall not damage or interfere with the City's water conduits now or hereafter constructed, reconstructed, or maintained on or in said lands and right-of-way or with any apparatus or facility of the City used connection herewith.
3. Eastern Gas Transmission shall at all times indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or arise or grow

out of the said construction of said crossing and shall indemnify and save harmless said City from all costs, damages, and expenses by reason of any damages and expenses to City's water pipe or conduits or any other facilities, pipes or construction work now or hereafter located in under or along the surface of said lands above named at the point or place or places where said pavement are to be constructed.

4. In the event that the City of Syracuse shall in the construction, operation or maintenance of its water lines or conduits now or hereafter located on its said premises require said structures to be moved or relocated, Eastern Gas Transmission shall, all at its own cost and expense move or relocate the same.
5. In the event of a conduit leak, break, repair, or maintenance the City will not be responsible for any damage caused to the property, road, utilities or other infra-structure items within the right of way.
6. The City will not be responsible for the restoration of any utilities or any other improvements within the City right-of-way.
7. The City will be held harmless from liability and all claims, damages, costs and expenses to person or property, which may occur out of the City use of its' right-of-way.
8. No further encroachments will be permitted within the right-of-way without prior approval of the City.
9. Additional terms as required by the Corporation Counsel or Commissioner of Water shall be added as deemed appropriate.
10. Eastern Gas Transmission shall, within thirty (30) days from the effective date of this ordinance, file in the office of the City Clerk a duly acknowledged written acceptance of this permission and consent to its terms and conditions. Said acceptance, when so filed, shall

constitute an agreement on the part of Eastern Gas Transmission to do and conform to all conditions thereof.

DRAFT



# DEPARTMENT OF WATER

CITY OF SYRACUSE, MAYOR BEN WALSH

18

November 18, 2022

**Joseph B. Awald, PE**  
Commissioner

**John D. Walsh**  
Deputy Commissioner

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

**RE: Water Conduit Crossing permission – Mill Road  
Eastern Gas Transmission**

Dear Ms. McBride,

Please prepare legislation to permit Eastern Gas Transmission to complete required preventative maintenance work on their gas line located within the City of Syracuse Right of Way. Eastern Gas Transmission are requesting permission to complete this work on their gas main on Mill Road in Skaneateles, New York. The copy of the map is attached for your review.

I have reviewed this proposal and recommend that an ordinance be submitted for consideration by the Common Council for action as follows:

1. The right to occupy shall be limited to time required to work on the gas main. They shall submit an easement survey encompassing the shed over the right-of-way including a metes and bounds description to the City of Syracuse Water Department and file a copy at Onondaga County Court House.
2. Eastern Gas Transmission shall not damage or interfere with the City's water conduits now or hereafter constructed, reconstructed, or maintained on or in said lands and right-of-way or with any apparatus or facility of the City used connection herewith.
3. Eastern Gas Transmission shall at all times indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or arise or grow out of the said construction of said crossing and shall indemnify and save harmless said City from all costs, damages, and expenses by reason of any damages and expenses to City's water pipe or conduits or any other facilities, pipes or construction work now or hereafter located in under or along the surface of said lands above named at the point or place or places where said pavement are to be constructed.
4. In the event that the City of Syracuse shall in the construction, operation or maintenance of its water lines or conduits now or hereafter located on its said premises require said structures to be moved or relocated, Eastern Gas Transmission shall, all at its own cost and expense move or relocate the same.
5. In the event of a conduit leak, break, repair, or maintenance the City will not be responsible for any damage caused to the property, road, utilities or other infra-structure items within the right of way.
6. The City will not be responsible for the restoration of any utilities or any other improvements within the City right-of-way.

Department Of Water  
101 N. Beech Street  
Syracuse, N.Y. 13210

Office 315 448-8340  
Fax 315 473-2608  
Emergency 24 Hours  
315 448-8360

[www.syr.gov.net](http://www.syr.gov.net)

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

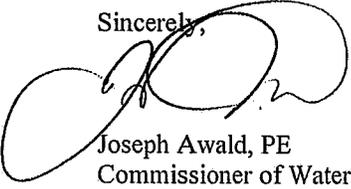
8

7. The City will be held harmless from liability and all claims, damages, costs and expenses to person or property, which may occur out of the City use of its' right-of-way.

8. No further encroachments will be permitted within the right-of-way without prior approval of the City.

9. Additional terms as required by the Corporation Council or Commissioner of Water shall be added as deemed appropriate.

Sincerely,



Joseph Awald, PE  
Commissioner of Water

DRAFT



From the edge of ROW, it looks to be about 185' wide....

**ORDINANCE AMENDING ORDINANCE NO. 452-2020 AUTHORIZING AN AGREEMENT WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION RELATIVE TO A USE AND OCCUPANCY PERMIT FOR THE CITY OF SYRACUSE TO USE THE STATE OWNED PROPERTY LOCATED AT CANAL STREET ADJACENT TO I-690, BETWEEN LODI STREET AND NORTH BEECH STREET FOR A PARKING LOT TO BE USED BY EMPLOYEES OF THE CITY OF SYRACUSE WATER DEPARTMENT**

BE IT ORDAINED, that Ordinance No. 452-2020 is hereby amended to read as follows:

WHEREAS, the Commissioner of Water has requested legislation authorizing the Mayor to enter into an agreement with the New York State Department of Transportation (NYSDOT) relative to a use and occupancy permit to be issued to the City to use the State owned property located at Canal Street adjacent to I-690 between Lodi Street and North Beech Street for use as a parking lot to be used by employees of the City of Syracuse Water Department at a cost not to exceed \$3,300.00 per year, with the permit having an effective date of September 1, 2020; and

WHEREAS, the Commissioner of Water has requested legislation authorizing a renewal of this agreement for a period of five (5) years effective September 1, 2022 through August 31, 2027 at a cost not to exceed \$3,366.00 for the first year of the agreement, with the cost increasing by 2% for each of the next four (4) years of the agreement for a total cost not to exceed \$17,600.00 for all services under this agreement; 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 New York State Department of Transportation relative to a use and occupancy permit for the State owned property located at Canal Street adjacent to I-690

between Lodi Street and North Beech Street for use as a parking lot by the City of Syracuse Water Department; and

BE IT FURTHER ORDAINED, that the use and occupancy permit shall be a thirty (30) day revocable permit with an effective date of September 1, 2020, renewals of the permit are subject to the approval of the Mayor and the Common Council; the term of this agreement is hereby extended for an additional five (5) year period effective September 1, 2022 through August 31, 2027; and

BE IT FURTHER ORDAINED, that all costs associated with this Agreement shall be charged to Water Department Operating Account #540513.05.83400 or another appropriate account as designated by the Commissioner of Finance; and

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

BE IT FURTHER ORDAINED, that a certified copy of this Ordinance be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project; and

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

---

= new material



# DEPARTMENT OF WATER

CITY OF SYRACUSE, MAYOR BEN WALSH

19

Joseph B. Awald, PE  
Commissioner

John D. Walsh  
Deputy Commissioner

November 18, 2022

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

**RE: Use & Occupancy Permit No. 33938  
Employee Parking Lot  
Canal St between Lodi St & N. Beech St  
Department of Water**

Dear Ms. McBride,

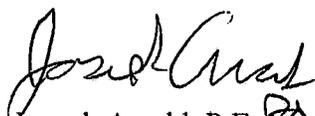
Please prepare legislation for the Common Council agenda on behalf of the Water Department to amend Ordinance # 452-2020 "Permit for Use of State-Owned Property" in connection with the occupancy of New York State right of way at Canal Street, adjacent to I-690; between Lodi St. & N. Beech Streets. Please extend this permit for a five-year term. The new effective date will be September 1, 2022, through August 31, 2027.

This permit allows the Water Department employees to park their vehicles during working hours at the NYS owned parking lot. This permit is a renewal and there are no changes to the terms.

The rental fee for this permit will be \$3,366 per year with a 2 percent increase each year for the next five years. This will be charged to Water Department Operating Account 540513.05.83400.

Please call me with any questions.

Very truly yours,

  
Joseph Awald, P.E.  
Commissioner of Water

Department Of Water  
101 N. Beech Street  
Syracuse, N.Y. 13210

Office 315 448-8340  
Fax 315 473-2608  
Emergency 24 Hours  
315 448-8360

[www.syr.gov.net](http://www.syr.gov.net)

9



# 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:** November 21, 2022  
**SUBJECT:** Amend Ordinance – New York State Department of Transportation

**Julie Castellitto**  
Assistant Director

On behalf of the Department of Water, I am requesting that the City of Syracuse amend ordinance #452-2020 "Permit for Use of State Owned Property" in connection with the occupancy of New York State right of way at Canal Street, adjacent to I-690; between Lodi St. & N. Beech Streets. The new effective date will be September 1, 2022 through August 31, 2027.

This permit allows the Water Department employees to park their vehicles during working hours at the NYS owned parking lot. This permit is a renewal and there are no changes to the terms.

The rental fee for this permit will be \$3,366 per year with a 2% increase each year for the next five years. This will be charged to Water Department Operating Account 540513.05.83400.

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

NOV 22 2022  
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](http://www.syr.gov.net)

General Ordinance No.

2022

**ORDINANCE APPROVING A SPECIAL PERMIT  
MODIFICATION FOR A RESTAURANT ON  
PROPERTY SITUATED AT 1401-1407 BURNET  
AVENUE**

BE IT ORDAINED, that the following resolution adopted by the City Planning Commission of the City of Syracuse on July 18, 2022, pursuant to Article V, Chapter 13, of the Charter of the City of Syracuse-1960, as amended, approving the application of ½ Full Properties, LLC, owner, and Ronald Schultz, applicant, for a special permit modification for a restaurant to expand the customer area to the second floor and to facilitate the installation of an outdoor customer area on property situated at 1401-1407 Burnet Avenue, Syracuse, New York, pursuant to Part B, Section III, Article 2, and Part C, Section IV, Articles 1 and 2 of the Zoning Rules and Regulations of the City of Syracuse, as amended, in the manner and upon the conditions stated, be and the same hereby is consented to and approved, namely:

A RESOLUTION APPROVING WITH CONDITIONS A SUBSTANTIAL MODIFICATION  
FOR A SPECIAL PERMIT FOR A RESTAURANT ON PROPERTY SITUATED AT  
1401-1407 BURNET AVENUE

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 18<sup>th</sup> day of July, 2022, adopt the following resolution:

- WHEREAS, the applicant, Ronald Schultz, is requesting to modify the site plan, floor plans, and signage for a Special Permit for a Restaurant in order to expand the customer area to the second floor and to facilitate the installation of an outdoor customer area on property situated at 1401-1407 Burnet Avenue pursuant to Part B, Section III, Article 2 and Part C, Section IV, Articles 1 and 2 of the City of Syracuse Zoning Rules and Regulations, as amended; and
- WHEREAS, the City Planning Commission held a Public Hearing on the request on July 18, 2022, 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; and
- WHEREAS, the City Planning Commission has studied the proposal and all submittals by the applicant and all interested parties; and
- WHEREAS, the scope of work includes installing a patio along Burnet Ave within the City right-of-way, expanding the customer area to the second floor, maintaining the existing first floor plan, and installing neon window signs; and
- WHEREAS, the subject property is a slightly, irregular-shaped corner lot with an existing two-story, brick and frame building (No. 1401) and an existing two ½-story brick and frame house (No. 1407), 90.64 feet of frontage on Burnet Avenue, 75 feet of frontage on Greenway Avenue, and a lot area of approximately 5,172 square feet; and
- WHEREAS, the property lies within a Business, Class A zoning district, as do the adjacent and neighboring properties to the north, east, and west; neighboring properties to the south lie within an Industrial, Class A zoning district; neighboring properties to the north lie within a Residential, Class A zoning district; and
- WHEREAS, land use in the area consists primarily of residential uses north of and along the north side of Burnet Avenue, and commercial and retail uses along the south side of Burnet Avenue; Interstate Route 690 lies to the south; and
- WHEREAS, the "Syracuse Land Use and Development Plan" designates the character of this site, which lies within the Eastside neighborhood, as Neighborhood Center; and
- WHEREAS, the City Planning Commission issued a Special Permit for a Restaurant and approved a non-substantial modification of said Special Permit (SP-86-33) on July 23, 1986, to facilitate the construction of a 17-foot by 25-foot addition, granting a waiver of 29 off-street parking spaces, and which included a floor plan illustrating an area for a portable entertainment stage; and

- WHEREAS, the applicant is requesting to continue live and/or electronically amplified entertainment on the first floor as reviewed and approved in SP-86-33; and
- WHEREAS, the City Planning Commission approved a Special Permit for a Restaurant on the first floor of property situated at 1407 Burnet Avenue (SP-72-30) on December 14, 1972, with a dwelling unit on the second floor; the first floor is now occupied by a walk-in cooler and an office for use by the restaurant (Shifty's) at 1401 Burnet Avenue; and
- WHEREAS, additional land uses on property situated at 1401-1407 Burnet Avenue include a second floor dwelling unit at 1407 (aka 1405) Burnet Avenue; and
- WHEREAS, the hours of operation will be Monday through Friday from 11:00 a.m. until 2:00 a.m., and Saturday and Sunday from 12:00 p.m. until 2:00 a.m., with a maximum of four employees on premises at one time; and
- WHEREAS, the applicant submitted a Location Survey with hand drawn annotations that illustrates two existing brick and frame structures, an existing stair and wheelchair ramp, and a proposed patio; the stair, wheelchair ramp, and proposed patio encroach into the City of Syracuse right-of-way; and
- WHEREAS, the applicant submitted a partial site plan (Sheet S1.0) which illustrates the proposed outdoor patio with six tables and seating for 12 patrons; and
- WHEREAS, the Common Council granted permission to encroach up to 6'-10" into the Burnet Avenue right-of-way with a raised patio on October 25, 2021 (PC-0395-21); and
- WHEREAS, the applicant submitted a current 1st floor plan that illustrates an existing customer area of approximately 835 square feet with a 52-square foot stage that was previously approved by the Planning Commission on July 23, 1986 (SP-86-33); and
- WHEREAS, the applicant submitted an existing second floor plan that illustrates a customer area of approximately 900 square feet; and
- WHEREAS, the applicant is proposing to maintain an existing 3-foot by 4-foot, double-sided projecting sign, and to install/maintain three neon window signs totaling 16.8 square feet facing Burnet Avenue, and one 3.7-square foot, neon window sign facing Greenway Avenue; and
- WHEREAS, existing and proposed land uses on the property necessitate 30 off-street parking spaces; the applicant is proposing four off-street parking spaces; and
- WHEREAS, during the Public Hearing the City Planning Commission noted review comments from the City Transportation Planner which include but are not limited to sealing the parking lot, screening the dumpster area, screening the driveway and parking lot from the adjacent property to the north (304 Greenway Avenue), and to provide bicycle parking; and

WHEREAS, the applicant submitted a revised site plan on November 4, 2022, that addresses review comments from the City Transportation Planner; and

WHEREAS, the proposal deviates from Part C, Section IV, Article 2-8.1, paragraph d.(1) of the City of Syracuse Zoning Rules and Regulations, as amended, in that the proposal requires 30 off-street parking spaces and the applicant is proposing four off-street parking spaces; and

WHEREAS, the proposal deviates from Part C, Section IV, Article 2-8.1, paragraph d.(6) of the City of Syracuse Zoning Rules and Regulations, as amended, in that Special Permit Uses are allowed one wall and one ground sign, neither to exceed 40 square feet, and the applicant is proposing to install or maintain four neon window signs totaling 20.5 square feet; and

WHEREAS, the proposal necessitates two waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking and sign regulations; and

WHEREAS, the proposal was submitted to the City of Syracuse Departments of Engineering and Public Works for review; and

WHEREAS, the proposal was reviewed by the Onondaga County Planning Board pursuant to GML §239-l, m and n; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, the City Planning Commission has reviewed the subject proposal, which is an Unlisted Action and has determined that it will have no significant environmental impact based on the limited magnitude of the proposal, and therefore has issued a negative declaration; and

WHEREAS, due consideration was given to the necessity, adequacy, and character of the proposed development, and vehicular and pedestrian circulation within the immediate vicinity; and

WHEREAS, the proposed use is so located as not to be detrimental to adjoining zoning districts and permitted uses; and

WHEREAS, the proposed use will not create hazardous or obnoxious conditions, and the public health, welfare, and safety will be protected; and

WHEREAS, the proposal was found to be in character with the adjoining land use;

NOW THEREFORE BE IT RESOLVED that We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 18<sup>th</sup> day of July, 2022, APPROVE WITH CONDITIONS the application of Ronald Schultz to modify the site plan, floor plans, and signage for a Special Permit for a Restaurant in order to expand the customer area to the second floor and to facilitate the installation of an outdoor customer area on property situated at 1401-1407 Burnet Avenue pursuant to Part B, Section III, Article 2 and Part C, Section IV, Articles 1 and 2 of the City of Syracuse Zoning Rules and Regulations, as amended;

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;
3. Improvements to the subject property and its use shall be substantially in accordance with the submitted plans on file in the City of Syracuse Office of Zoning Administration entitled:
  - Location Survey on part of Lot #13, Block 629, City of Syracuse; Known as No. 1401-07 Burnet Avenue, City of Syracuse, County of Onondaga, New York; prepared by: R.J. Lighton, Licensed Land Surveyor; dated: 2006; last revised: 2002; scaled: 1"=20';
  - Site Plan (Sheet S 1.0); Shifty's Bar & Grill, 1401 Burnet Ave; Encroachment Permit; prepared by: Terry Horst; dated: 6-30-21; last revised: 6-28-22; scaled: ¼"=1';
  - Proposed Site Plan; 1401-07 Burnet Ave; dated: Nov 04, 2022; scaled: as noted;
  - Current 1<sup>st</sup> Floor Plan; 1401-07 Burnet Ave; dated: 5/10/2022; scaled: as noted;
  - Existing Second Floor Plan; 1401 Burnet Avenue; dated: 3/18/21; scaled: ¼"=1'-0";
  - Sign Plan (three pages); 3'x4', double-sided projecting sign; three (3'-10"x2'-10", 2'x1', and 1'-8"x2'-5") neon, window signs; and one, 23"x23" neon window sign;
4. Signage for the proposal is limited to a 3-foot by 4-foot, double-sided projecting sign and four neon window signs, as noted in condition number three above;
5. Any exterior lighting of the subject proposal shall be designed, located and maintained so as to prevent any direct rays of light from shining beyond the boundaries of the subject property;

BE IT FURTHER RESOLVED that this Commission GRANTS the requested waivers from Part C, Section IV, Article 2-8.1 of the City of Syracuse Zoning Rules and Regulations, as amended, as they pertain to the off-street parking and sign regulations as identified in the preamble to this resolution;

BE IT FURTHER RESOLVED that the applicant shall abide by the hours of operation as identified in the preamble to this resolution;

BE IT FURTHER RESOLVED that this approval is subject to the following **CONDITION(S)**:

- the applicant shall comply with the requirements of the City Transportation Planner;

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 Code Enforcement Office;

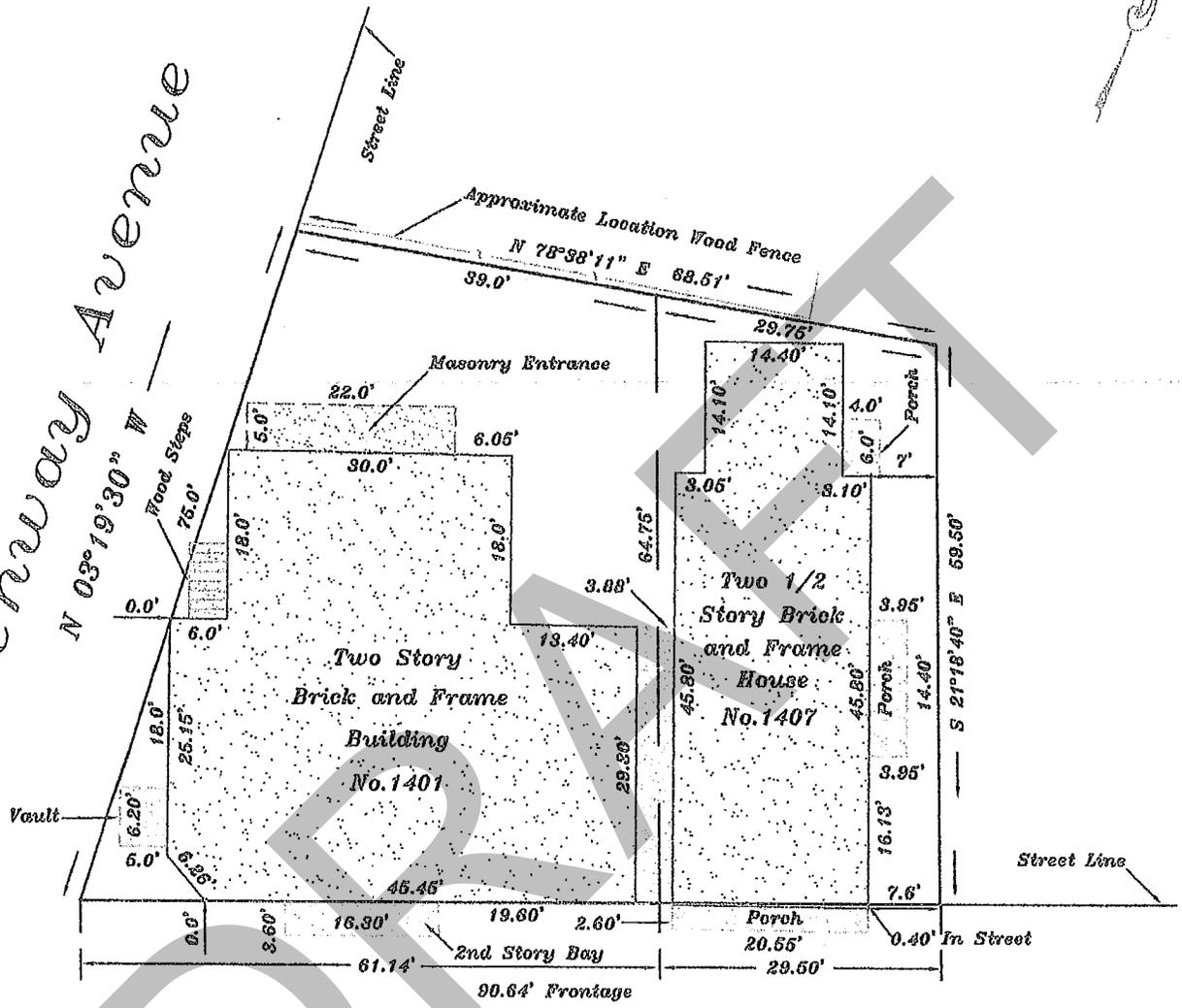
BE IT FURTHER RESOLVED that if the conditions enumerated above are not complied with, this Special Permit shall be subject to revocation;

BE IT FURTHER RESOLVED that this resolution is subject to the consent and approval of the Common Council of the City of Syracuse.

  
\_\_\_\_\_  
Christine Capella-Peters, Acting Chairperson  
City Planning Commission

DRAFT

Greenway Avenue  
N 03°19'30" W



Burnet Avenue

N 68°41'20" E



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

Licensed Land Surveyor

R.J. Lighton Sr. NYSLS 46373  
R.J. Lighton Jr. NYSLS 50534  
886 E. Brighton Ave., Syracuse N.Y. 13205

Location Survey on part of Lot 13, Block 629. \* City of Syracuse \*

Known as No. 1401-1407 Burnet Avenue, City of Syracuse, County of Onondaga, State of New York.

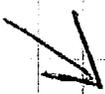
Drawn by: JRL Scale: 1"=20' Date: 12-30-05

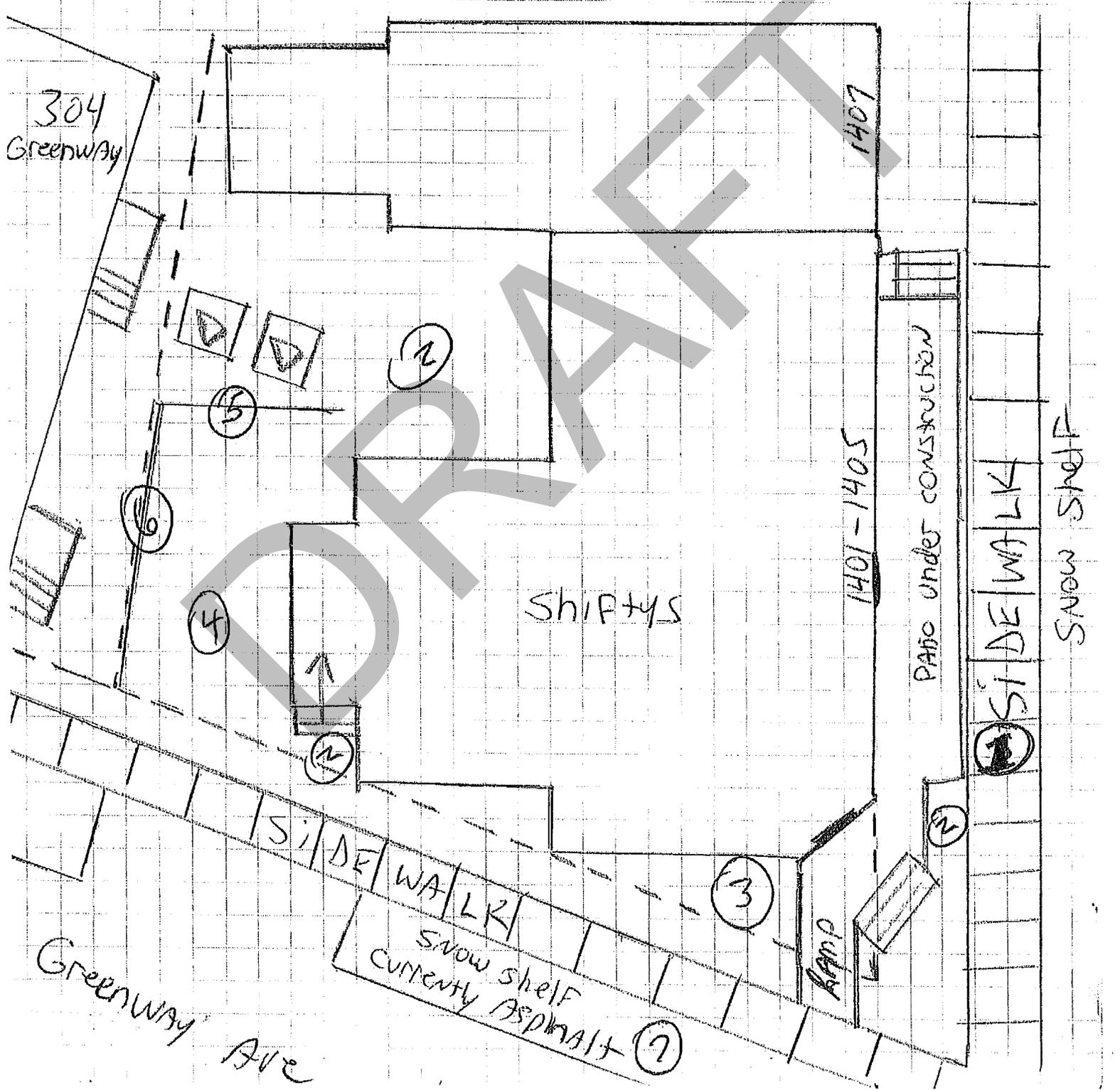
Revisions:



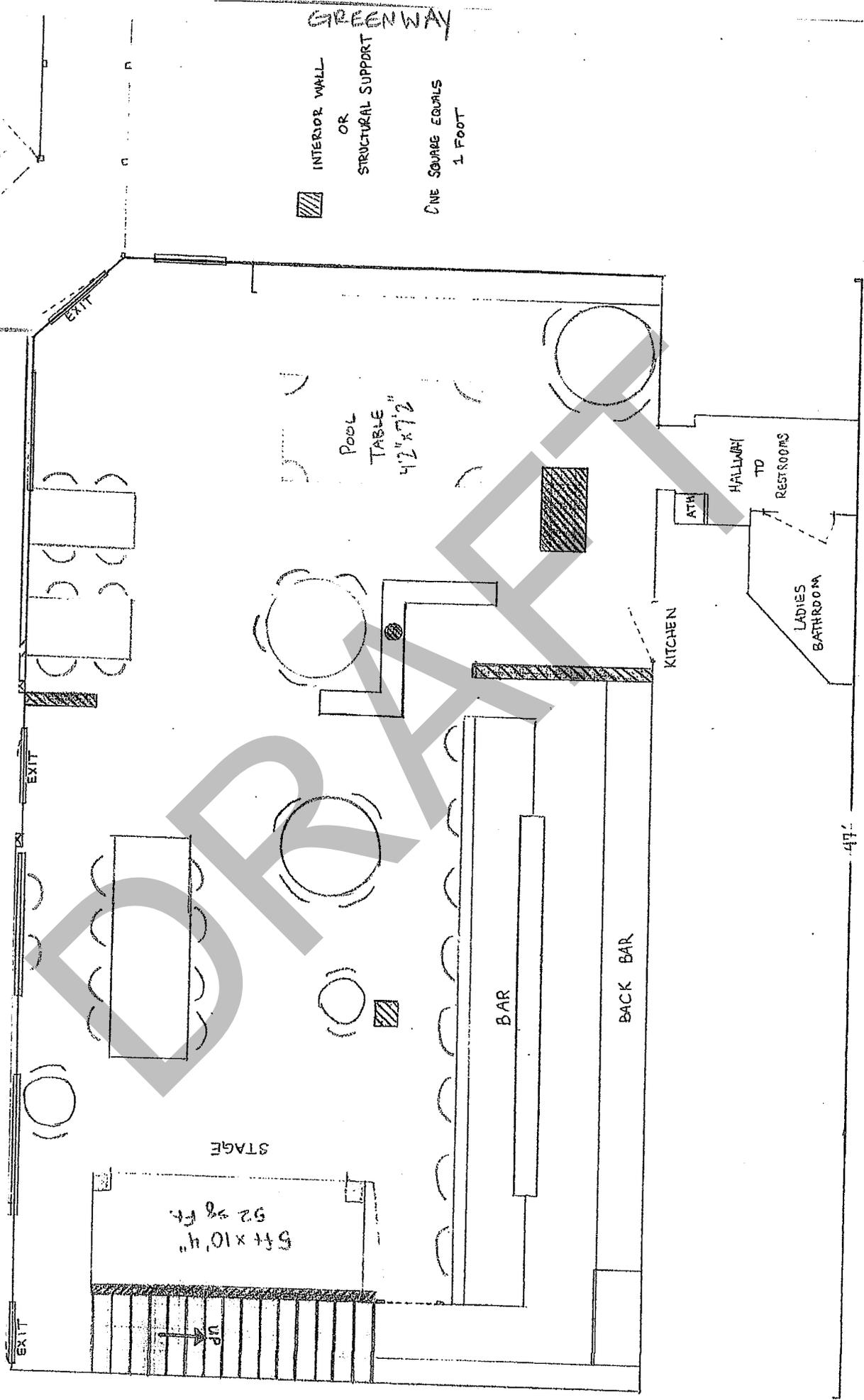
NOV 04 2022  
 Proposed Site Plan  
 1401-07 Burnet Ave

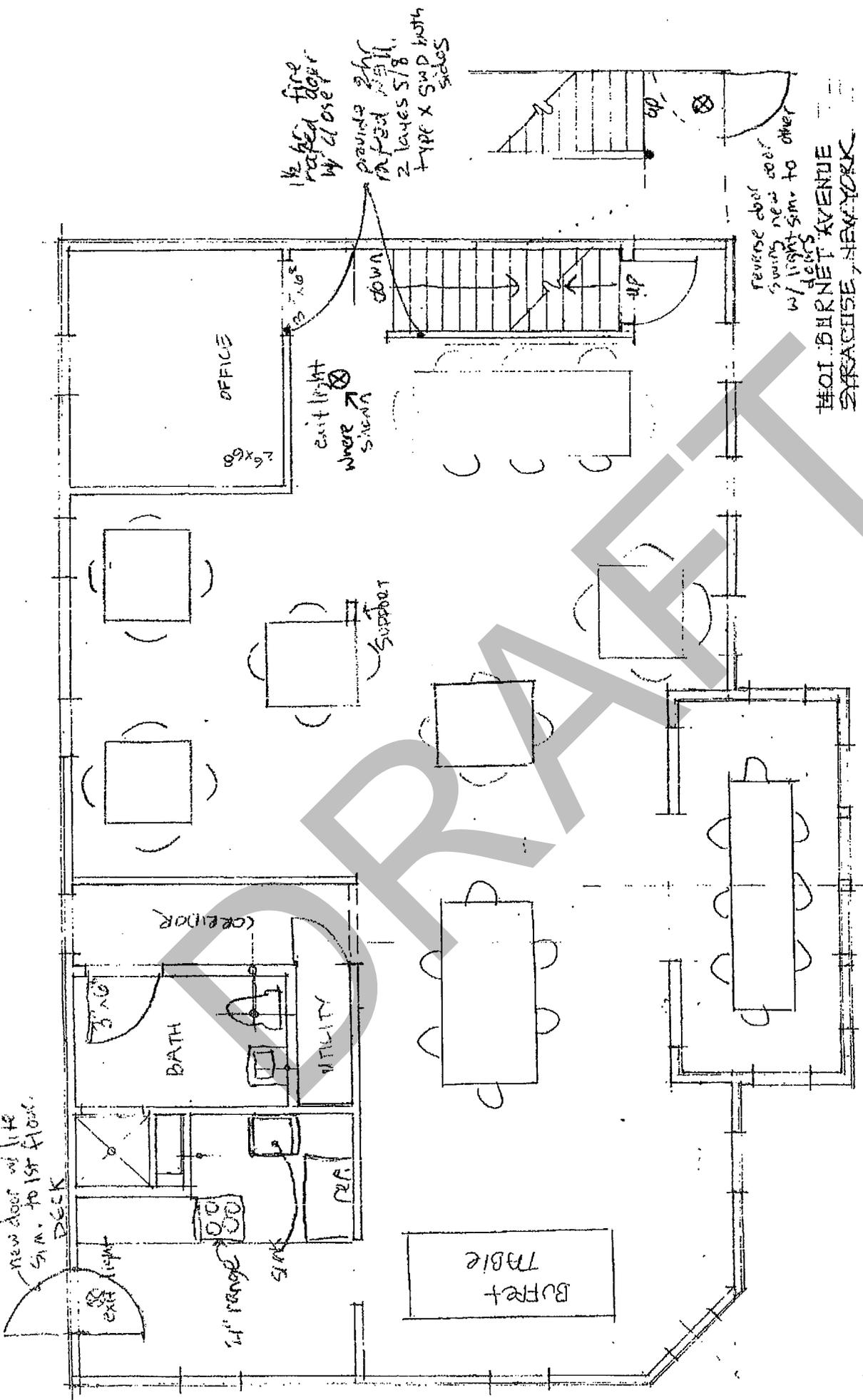
-  = 3ft
-  = property line
-  = dumpster 6ft x 6ft
- 1 = repair broken sidewalk
- 2 = clear property of overgrowth & weeds
- 3 = install 2 staple style bike racks
- 4 = install french drain and pave driveway with asphalt (approx. 500 sq ft)
- 5 = fence 18ft long x 6ft high with gate to screen dumpster area
- 6 = fence 27ft x 4ft high to provide buffer / separation from 304 greenway
- 7 = replace asphalt on greenway side snow shelf with flexi concrete pavers

BURNET AVE  




CURRENT 1<sup>ST</sup> FLOOR PLAN  
1401-07 Burnett Ave  
5/10/2022





101 BIRNET AVENUE  
SARACUSE, NEW YORK

SHELDON S. WILLIAMS ARCHITECT  
51 HAWLEY AVE. SYRACUSE, N.Y. 13203

EXISTING SECOND FLOOR PLAN WITH MODS FOR BANQUET AREA  
SCALE: 1/4" = 1'-0" MEASURED 2/18/74



BURNET AVE FACING EAST

HANGING SIGN 3' X 4'



BURNET AVE.

WINDOW 1  
NEON SIGN 3'10" x 2'10"  
10.8 sf

WINDOW 2  
NEON 2' x 1'  
2 sf

WINDOW 3  
NEON 1'8" x 2'5"  
4 sf



GREENWAY AVE

WINDOW 1

NEON 23" x 23"

Project: SP-86-33M1Date: 7/18/2022

***Short Environmental Assessment Form  
Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: SP-86-33M1

Date: 7/18/2022

### 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.

DRAFT

- 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.
- 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.

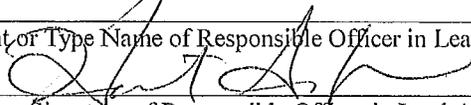
City of Syracuse Planning Commission

\_\_\_\_\_  
Name of Lead Agency  
Heather A. Lamendola

7/18/2022  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Zoning Administrator  
\_\_\_\_\_  
Title of Responsible Officer

  
\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



# Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

Heather Lamendola  
Zoning Administrator

November 14, 2022

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

Re: SP-86-33M1 Special Permit Modification for a Restaurant on Property Situated at  
1401-1407 Burnet Avenue

Dear Ms. McBride;

On July 18, 2022, the City Planning Commission adopted the above noted resolution. Copies of the resolution are attached.

One person spoke in favor of the proposal. No one spoke in opposition to the proposal.

The Commission granted two waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking and sign regulations as part of this approval.

The City Planning Commission requests that the resolution be forwarded to the entire Common Council for consideration.

Sincerely,

Jeffery L. Harrop  
City of Syracuse Office of Zoning Administration

Ends: (6)

Owner; ½ Full Properties, LLC  
1401 Burnet Avenue  
Syracuse, New York 13206

Applicant: Ronald Schultz  
2742 West Seneca Turnpike  
Marcellus, New York 13108

Office of Zoning  
Administration  
201 E. Washington St.  
Room 500  
Syracuse, N.Y. 13202  
Office 315 448 8640  
zoning@syr.gov.net

www.syr.gov.net

Ordinance No.

2022

**ORDINANCE AUTHORIZING THE APPROVAL OF A SEQRA FINDINGS STATEMENT FOR THE PROPOSED ADOPTION OF THE NEW CITY OF SYRACUSE ZONING RULES AND REGULATIONS AND ZONING MAP PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT**

WHEREAS, the City of Syracuse Common Council (the “Agency”) is considering the adoption of a proposed new City of Syracuse Zoning Rules and Regulations and Zoning Map (the “Project”), which action is subject to the approval of the Mayor; and

WHEREAS, pursuant to the State Environmental Quality Review Act (“SEQRA”), the Agency is required to make a determination whether the “action” (as said quoted term is defined in SEQRA) to be taken by the Agency may have a “significant impact on the environment” (as said quoted term is utilized in SEQRA), and the proposed adoption of new Zoning Rules and Regulations and Zoning Map by the Agency constitutes such an action; and

WHEREAS, the Agency prepared and completed a Full Environmental Assessment Form (the “FEAF”) to aid in determining whether undertaking the adoption of the City of Syracuse new Zoning Rules and Regulations Ordinance and Zoning Map (hereinafter the “Project”) may have a significant adverse impact upon the environment; and

WHEREAS, pursuant to an ordinance adopted on September 9, 2019 (#558-2019), the Agency determined that the Project was a Type I action, issued a positive declaration, declared its intent to act as “lead agency” (as said quoted term is defined in SEQRA), and resolved that a Draft Generic Environmental Impact Statement (“DGEIS”) will be prepared; and

WHEREAS, pursuant to SEQRA, the Agency notified each identified “involved agency”

(as said quoted term is defined in SEQRA) of its intent to act as lead agency concerning the coordinated environmental review of the action; and

WHEREAS, no involved agency objected to the Agency acting as lead agency; and

WHEREAS, the Agency prepared a DGEIS for the Project in accordance with the applicable SEQRA regulations; and

WHEREAS, the Common Council accepted the DGEIS as complete on August 1, 2022, filed the DGEIS and Notice of Completion of DGEIS/Notice of Public Hearing in accordance with the applicable SEQRA regulations, held a public hearing concerning the DGEIS on August 22, 2022, and provided a 60-day public comment period on the DGEIS that expired on October 2, 2022; and

WHEREAS, the Agency prepared a Final Generic Environmental Impact Statement (“FGEIS”) for the Project in accordance with the applicable SEQRA regulations; and

WHEREAS, the Common Council adopted the FGEIS as complete on November 7, 2022 and filed the FGEIS and Notice of Completion of FGEIS in accordance with the applicable SEQRA regulations;

NOW, THEREFORE, be it ordained by the members of the Common Council of the City of Syracuse as follows:

- (1) The Agency hereby confirms its status as lead agency concerning the SEQRA environmental review of the Project.
- (2) The Agency has prepared a Findings Statement concerning the Project that considers the relevant environmental impacts presented in the DGEIS and FGEIS, weighs and balances them with social, economic and other essential considerations,

and provides a rationale for the City's decision as Lead Agency and certifies that the requirements of SEQRA have been met.

- (3) The Findings Statement has been prepared in accordance with section 617.11 of 6 NYCRR Part 617 following the adoption and filing of the FGEIS for the Project.
- (4) The Common Council, after considering the entirety of the record before it, including the FGEIS, DGEIS and all public comments received, hereby adopts, in accordance with 6 NYCRR Part 617, the SEQRA Findings Statement attached hereto as Exhibit "A".
- (5) The Mayor is hereby authorized to sign any certification required as to this Findings Statement and the SEQRA process on behalf of the Common Council as Lead Agency and the City of Syracuse.
- (6) This Ordinance shall take effect immediately.

**Exhibit A**

DRAFT

## ReZone Syracuse

### New York State Environmental Quality Review Act

### Findings Statement

### City of Syracuse, Onondaga County, New York

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Pursuant to the *State Environmental Quality Review Act ("SEQRA")*, codified at Article 8 of the New York *Environmental Conservation Law ("ECL")*, and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations ("N.Y.C.R.R.")*, which collectively contain the requirements for the *State Environmental Quality Review Act ("SEQRA")* process, the City of Syracuse Common Council, as lead agency, makes the findings set forth below.

**Date:** December 5, 2022

**SEQRA Lead Agency:**

Syracuse Common Council  
City Hall, Room 314  
233 East Washington Street  
Syracuse, NY 13202

**SEQRA Classification:** Type I

**Date of Adoption of FGEIS:** November 7, 2022

**Contact:**

Owen Kerney, Assistant Director for City Planning  
City Hall Commons, Room 512  
201 East Washington Street  
Syracuse, NY 13202  
Phone: 315-448-8160

**Location of the Proposed Action:** City of Syracuse, NY

### DESCRIPTION

#### Proposed Action

The proposed action being evaluated in accordance with the requirements of SEQRA is the Syracuse Common Council's proposed adoption of ReZone Syracuse ("ReZone"), which consists of the following components:

- A Zoning Ordinance (“proposed Zoning Ordinance”) that updates and replaces the City’s existing zoning regulations and procedures with new and revised land uses, zoning districts, standards, and procedures in a new, user-friendly document.
- A Zoning Map (“proposed Zoning Map”) that updates and replaces the City’s existing zoning map by introducing new zoning districts, consolidating similar or duplicative districts, and eliminating unused or underutilized districts, consistent with the City’s adopted Comprehensive Plan 2040<sup>1</sup> and Syracuse Land Use & Development Plan 2040 (“LUP”)<sup>2</sup> (together, the “Proposed Action” or “Project”).

In 2015, the City of Syracuse began the ReZone project to update the current City of Syracuse Zoning Ordinance and Map, formally referred to as the City of Syracuse Zoning Rules and Regulations, as amended (“current Zoning Ordinance and Map”). The last large amendment to the Zoning Ordinance and Map was approved by the Syracuse Common Council on July 31, 1967.

The City hired a Consultant, Clarion Associates, to assist the City Planning Division and Office of Zoning Administration with the development of ReZone. The proposed Zoning Ordinance and Map are intended to guide the development, improvement, and modification of land in the City to create places of specific character and performance consistent with the City’s Comprehensive Plan 2040 and LUP.

The goals and objectives of ReZone are as follows:

- Create a user-friendly ordinance;
- Update the zoning districts to implement the LUP;
- Modernize the land uses;
- Introduce uniform standards to improve the quality of development; and
- Streamline the development review procedures.

### SEQRA Process

Pursuant to Article 8 of the ECL and the SEQRA regulations found at 6 NYCRR Part 617, all agencies are required to “determine whether the actions they directly undertake, fund or approve may have a significant impact on the environment, and, if it is determined that the action may have a significant adverse impact, prepare or request an environmental impact statement.”

In accordance with SEQRA, the City of Syracuse Common Council reviewed the full environmental assessment form (“FEAF”) prepared for ReZone, and on July 29, 2019, the Common Council determined, pursuant to 6 NYCRR § 617.4, ReZone was a Type I action and declared its intent to act as Lead Agency for the purpose of conducting a coordinated environmental review under SEQRA. On August 7, 2019, the Common Council distributed a letter to all involved agencies

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<sup>1</sup> Available at: <http://www.syr.gov.net/planning.aspx>

<sup>2</sup> Available at: [http://www.syr.gov.net/land\\_use\\_plan.aspx](http://www.syr.gov.net/land_use_plan.aspx)

regarding its intent to act as Lead Agency. No involved agencies objected to the Lead Agency designation, and the Common Council assumed the role of Lead Agency.

On September 9, 2019, the Common Council determined the adoption and implementation of ReZone may have the potential for an adverse environmental impact and issued a positive declaration under SEQRA. The Common Council further determined that a Draft Generic Environmental Impact Statement (“DGEIS”) must be prepared. Pursuant to 6 NYCRR § 617.8 of SEQRA, a draft scoping document was prepared to outline the contents of the DGEIS and made available for public, agency and stakeholder comment. The final scoping document was adopted by the Common Council on March 16, 2020.

The DGEIS was prepared by the Syracuse-Onondaga County Planning Agency (“SOCPA”) on behalf of the Common Council in accordance with the final scoping document. On August 1, 2022, the Common Council accepted the DGEIS as adequate for public review and opened the requisite 30-day public review and comment period. A public hearing was held on August 22, 2022, and the public comment period was subsequently extended an additional 30 days to October 2, 2022 to allow for further public review and comment.

Following the close of the comment period and receipt of all public comments, SOCPA prepared a Final Generic Environmental Impact Statement (“FGEIS”) for the Proposed Action. The FGEIS includes a summary of substantive public comments received, responses to those comments, and referenced and expanded upon the evaluation contained within the DGEIS by addressing additional revisions and mitigation measures to be considered by the Common Council for ReZone. The Common Council adopted the FGEIS on November 7, 2022. The DGEIS and FGEIS (together, the “GEIS”) are incorporated herein by reference.

This Findings Statement sets forth the findings and conclusions of the Syracuse Common Council, acting as lead agency, and confirms that the Common Council has complied with all applicable SEQRA requirements.

### **ALTERNATIVES CONSIDERED**

As part of the environmental review process, the Common Council considered three alternatives to the proposed action. Each alternative was evaluated in the GEIS.

#### **No Action**

The City could choose to not adopt the proposed Zoning Ordinance and Map, in which case the current Zoning Ordinance and Map would continue to be used to administer the City’s local land use regulations. While this action maintains the status quo, the Common Council determined this alternative would also maintain the potential adverse environmental impacts that ReZone specifically seeks to minimize with new or revised provisions that are not included in the current Zoning Ordinance.

### **Partial Adoption**

The City could choose to partially adopt the proposed Zoning Ordinance and Map, which would involve identifying neighborhoods with the greatest need for zoning reform and applying changes to the current Zoning Ordinance and Map for those specific areas. All other land use regulations would remain in place. While this is a reasonable alternative, the Common Council determined that this action would be difficult to implement and result in an imbalanced application of new or revised provisions. ReZone is a comprehensive citywide policy that seeks to create more equity and uniformity throughout the entire City. Applying unique policies for different neighborhoods does not achieve a uniform application. Additionally, the goals of the Comprehensive Plan 2040 which are intended to apply citywide would go unfulfilled.

### **No Zoning**

The City could choose to eliminate zoning altogether. Like many communities, Syracuse has struggled with enforcement of the current Zoning Ordinance for various reasons. Trends in the planning profession have also started to question many aspects of zoning that are inherently inequitable or hinder potential development. These inhibitory practices result in real impacts to housing quality and availability, employment, and sprawl despite the original intentions of zoning and other land use regulations. Alternatives to zoning do exist, but generally involve the adoption of multiple local laws that address specific impacts associated with development such as infrastructure, historic preservation, and architectural character. Consequently, the Common Council determined that this alternative would likely create more chaos and include its own barriers to development and community revitalization.

### **Findings**

The Common Council finds the Proposed Action to be the preferred path forward as ReZone presents a modern, more clearly articulated, and equitable set of policies that best minimize the potential adverse environmental impacts associated with development and land use regulations in the City of Syracuse.

## **ADVERSE ENVIRONMENTAL IMPACTS CONSIDERED**

As part of the environmental review process, the final scoping document identified seven potential adverse environmental impacts (Land, Flooding, Plants and Animals, Aesthetic Resources, Historic and Archaeological Resources, Transportation, and Consistency with Community Character) for further consideration. Additionally, the Common Council committed to evaluating six issues deemed irrelevant or environmentally insignificant because of scoping (Energy, Noise, Odor, and Light, Human Health, Consistency with Community Plans, Zoning

Equity, and Climate Change). The GEIS evaluated each of the impacts above and identified specific revisions and mitigation measures to be incorporated into ReZone.

## **Land**

The adoption and implementation of ReZone is expected to indirectly affect construction on, or physical alteration of, land within the City of Syracuse through its regulation of future development and redevelopment actions. However, such future actions will be reviewed for specific environmental impacts on a case-by-case basis if a discretionary review is required.

As a policy, ReZone will have little or no impact on land resources compared to the current Zoning Ordinance. The proposed Zoning Ordinance does not allow for new uses, such as mining, that are more impactful than existing permitted uses, nor does it encourage an increase in adverse activity without appropriate mitigation measures.

Development density may be increased in some areas because of ReZone, which would have a potential impact on land resources. However, the potential intensity of these developments will be mitigated as discussed below.

The following provisions are included in the proposed Zoning Ordinance and help to minimize the impacts of ReZone on land resources:

- Article 2 establishes a new Open Space zoning district, which limits development within publicly owned or otherwise encumbered greenspaces;
- Article 2 minimizes land disturbance and the creation of impervious surfaces by limiting lot coverage, reducing off-street parking requirements, amending height regulations, and establishing building story requirements;
- Article 4 includes uniform development standards that are applied citywide; and
- Article 4 includes greenspace and landscaping requirements for all new development, except properties with one- or two-unit dwellings.

Based on the evaluation of potential impacts and public comments received during the DGEIS public comment period, the Common Council identified additional strategies to further minimize the potential impacts of ReZone on land resources. These mitigation measures include:

- Reductions in lot coverage allowances;
- Increases in screening requirements for parking areas;
- Incorporation of a pervious surface requirement for off-street parking;
- Implementation of setback requirements for natural features such as streams, wetlands, and other waterbodies;
- Clarifications to Article 3, specifically the Table of Allowable Uses, Use Specific Standards, and General Standards.

After reviewing the potential impacts to land in the GEIS and the subsequent public comments, the Common Council hereby determines that the aforementioned provisions in the proposed Zoning Ordinance, in combination with the potential mitigation measures described in the GEIS, will ensure the Proposed Action will not have a significant adverse environmental impact on land resources in the City.

### **Flooding**

There are significant floodplains in the City of Syracuse, especially along Onondaga Creek and within City parks, and large areas of the City that were formerly floodplain and wetland areas that have been modified and/or developed. Further, many of the City's smaller tributaries have been covered or confined to long culverts and/or engineered channels. These development patterns and changes to natural drainage systems have resulted in more severe flooding due to a reduction in flood capacity and an increase in stormwater runoff across the City. Likewise, development in floodplain areas is negatively impacted by these flooding events often resulting in a recurring cycle of flooding and repair.

Development in floodplain areas is largely regulated by the City's local floodplain management law, which was updated in 2016. This law requires that any development (i.e., new structure, filling, grading, or substantial improvement to an existing structure) within the Special Flood Hazard Area ("SFHA") obtain a floodplain development permit, in addition to all standard building and development permits. These projects within the SFHA are reviewed by a certified floodplain manager for consistency with the local law. New and substantially improved residential structures in the SFHA must have the lowest floor elevated to two feet above the base flood elevation, and basements are not permitted. Non-residential structures must either have the lowest floor elevated to two feet above the base flood elevation or be flood proofed to withstand floodwater hydraulic pressures and floodwater intrusion into the structure.

Within the SFHA Floodway (a narrower part of the floodplain with higher velocity and deeper flow), development requirements are stricter, with the Syracuse local law requiring the developer or builder to conduct a hydraulic engineering study demonstrating that the development will cause no rise in the existing base flood elevation. This current approach allows development to occur in the floodplain, while working to minimize or avoid flood-related impacts.

In addition to these safeguards, ReZone incorporates the following additional provisions to mitigate potential flooding related impacts:

- Article 2 establishes a new Open Space zoning district, which limits development within publicly owned or otherwise encumbered greenspaces;
- Article 2 minimizes the creation of impervious surfaces and subsequent stormwater runoff by limiting lot coverage, reducing off-street parking requirements, amending height regulations, and establishing building story requirements;
- Article 2 allows for uses and structures of increased density in certain districts; and

- Article 4 includes greenspace and landscaping requirements for all new development, except properties with one- or two-unit dwellings, to help further reduce stormwater runoff.

After reviewing the potential impacts to flooding, the Common Council determines that the administration of the City's local floodplain management law combined with the provisions in ReZone described above ensure that any potential adverse environmental impact of the proposed Zoning Ordinance on flooding will be appropriately mitigated.

### **Plants and Animals**

Adoption or implementation of ReZone is may indirectly result in the loss of flora or fauna within the City of Syracuse through future development and redevelopment actions. However, most new development is expected to occur on previously developed sites and such future actions will be reviewed for specific environmental impacts on a case-by-case basis if a discretionary review is required.

The following provisions are included in the proposed Zoning Ordinance and will minimize the impacts of ReZone on plants and animals:

- Article 2 establishes a new Open Space zoning district, which limits development within publicly owned or otherwise encumbered greenspaces; and
- Article 4 includes greenspace and landscaping requirements for all new development, except properties with one- or two-unit dwellings, which will help to provide habitat for plants and animals.

As a result of the aforementioned elements of the Proposed Action, the Common Council determines that the adoption of ReZone will not have a significant adverse environmental impact on plants and animals in the City.

### **Aesthetic Resources**

There are no officially designated scenic or aesthetic resources in the City. However, the proposed Zoning Ordinance seeks to address aesthetics in a more general manner by incorporating development standards into the City's zoning regulations.

With the adoption and implementation of ReZone, standards for aesthetic elements, such as landscaping, screening of parking facilities, lighting, signage, building materials, window transparency, building orientation and setbacks, transitional areas between the public space and private buildings, and compatibility with nearby historic structures, will be articulated in the new zoning regulations and applied citywide. The impacts of these new provisions are expected to positively affect aesthetic resources in the City and include the following:

- Article 4 includes uniform development standards that are applied citywide; and
- Article 5 establishes a site plan review process and new public notification requirements to improve transparency and encourage community involvement in the City's application review processes.

Based on the evaluation of potential impacts and public comments received during the DGEIS public comment period, the Common Council identified the following additional mitigation measures in the FGEIS to further minimize the impacts of ReZone on aesthetic resources:

- Updates to Article 2, specifically District purposes and standards;
- Revisions to zoning district standards in Article 3; and
- Amendments to Article 5 site plan review process to improve process.

After reviewing the potential impacts to aesthetic resources as described in the GEIS, the Common Council determines that the components of the proposed Zoning Ordinance and the mitigation measures described above will ensure the adoption of ReZone will not have significant adverse environmental impacts on aesthetic resources in the City.

#### **Historic and Archaeological Resources**

The adoption and implementation of ReZone is anticipated to have no significant adverse environmental impact on historic resources in the City of Syracuse. The current Zoning Ordinance contains safeguards for historic resources that will carry over into the proposed Zoning Ordinance, including an updated historic preservation law coupled with a robust local preservation program. The revisions to the preservation ordinance are procedural and expand the appeals options for aggrieved applicants.

Impacts to archaeological resources are unknown but considered minimal. ReZone is expected to indirectly impact archaeological resources through future development and redevelopment actions. However, such future actions will be reviewed for specific environmental impacts on a case-by-case basis if a review is required. In areas where prior ground disturbance cannot be documented, a Phase 1 archaeological investigation may be required in connection with the SEQRA review for a particular project. If archaeological resources are present or believed to be present, an applicant or developer will be required to comply with applicable requirements or conditions concerning the identification and preservation of such resources, as appropriate.

Based on the evaluation of potential impacts and public comments received during the DGEIS public comment period, the Common Council identified additional mitigation measures to be included in ReZone to further minimize potential impacts on historic and archaeological resources. These mitigation measures include:

- Revisions to Article 5 relating to the Syracuse Landmark Preservation Board, including amending development review and procedures guidelines for purposes of clarity;

- Changes to Article 6 to amend review procedures for the Certificate of Appropriateness; and
- Changes to Article 6 to clarify the appeals process.

After reviewing the potential impacts to historic and archaeological resources in the GEIS and the subsequent public comments, the Common Council determines that the provisions contained within the proposed Zoning Ordinance and the mitigation measures described above will ensure the adoption of ReZone will not have a significant adverse environmental impact on historic and archaeological resources in the City.

### **Transportation**

Land use can have a dramatic impact on transportation resources. At the project level, these impacts may necessitate mitigations ranging from curb cuts and sidewalk repairs to the installation of a roundabout or a new road, highway, or rail line to facilitate access to a property and maintain the capacity of the local transportation network. Land use regulations including zoning, typically take these factors into account when assigning zoning districts to areas in a community to avoid issues as well as capitalize on the resources available.

In creating the proposed Zoning Map, ReZone considered the potential land uses of the applied zoning district in combination with the capacity of the existing transportation network and availability of transit. Further, ReZone considered the proposed changes to the street network that may occur through the removal of the I-81 viaduct and the potential impacts of those changes on neighborhoods of certain types and intensity of development. Zoning designations were made consistent with neighborhood input to avoid future impacts of the project.

ReZone is not anticipated to have any significant adverse environmental impacts on the transportation network now or well into the future. This is due to ReZone maintaining well established transportation and land use patterns, and limiting expansion of uses in some neighborhoods where the local street network, including sidewalks, cannot tolerate uses that are inherently dependent on the automobile. ReZone also requires a building form and pattern of development that promotes walkable neighborhoods, as well as emerging micromobility options (e.g., scooters), bus rapid transit and rideshare facilities.

The proposed Zoning Ordinance includes the following provisions that will mitigate the impacts of ReZone on transportation:

- Article 2 establishes a series of Mixed-Use zoning districts that generally occur along major transportation corridors, which allows for a mix of uses, increased density, range of housing types, inherent walkability, and transportation options that are consistent with Smart Growth principles; and
- Article 2 minimizes the creation of excessive parking and encourages multi-modal transportation by reducing off-street parking requirements.

For the reasons set forth above and in the GEIS, the Common Council hereby determines that the proposed Zoning Ordinance will not result in any significant adverse impacts on transportation and will ultimately allow for improvements to such conditions.

### **Consistency with Community Character**

ReZone includes measures that maintain a degree of continuity with well-established patterns of development for much of the City. The proposed Zoning Ordinance does not introduce dramatically different uses from the current Zoning Ordinance, nor does it reclassify large areas of the City to zoning districts dramatically different from what exists under the current Zoning Ordinance and Map. Rather, several measures in ReZone are expected to result in positive impacts on community character throughout the City.

The following provisions are included in the proposed Zoning Ordinance and help to minimize the impacts of ReZone on consistency with community character:

- Article 3 establishes new, more modern uses to foster adaptive reuse of historic industrial and commercial buildings; and
- Article 4 includes uniform development standards that are applied citywide.

Based on the evaluation of potential impacts and public comments received during the DGEIS public comment period, the Common Council identified additional mitigation measures to be incorporated into ReZone to address concerns regarding consistency with community character. Those mitigation measures include:

- Clarifications to Article 1.5 regarding nonconformities;
- Clarifications to zoning district purpose statements and dimensional standards in Article 2;
- Revisions to Article 3 to clarify and amend allowable uses, particularly relating to affordable and mixed income housing;
- Clarifications to design standards for off-street parking and loading requirements, building design standards, and signage standards in Article 4; and
- Revisions to Article 5 regarding development review and procedures guidelines.

After reviewing the potential impacts to consistency with community character in the DGEIS and the subsequent public comments, the Common Council determines that the components of the proposed Zoning Ordinance and the mitigation measures described above and in the GEIS will ensure the adoption of ReZone will not have a significant adverse environmental impact on consistency with community character in the City.

## **Energy**

ReZone is expected to indirectly result in future development and redevelopment actions in the City of Syracuse, which leads to two main energy-related concerns: 1) can the City's current energy resources accommodate this development potential and 2) what will the impacts of additional energy consumption be?

Adoption and implementation of ReZone is not anticipated to have an adverse impact on energy resources because there are no indications that the region may experience trouble meeting the energy demands of the City, including those that result from the proposed Zoning Ordinance. Nor are there any anticipated issues with the capacity of transmission facilities that provide energy to the City.

Further, the potential impacts of additional energy consumption are correlated to the type of development allowed (mixed-use versus single-use buildings, one-story versus multiple-story buildings, etc.) and the modes of transportation related to future development patterns (reliance on automobiles, patterns of development that deter transit options, excessive surface parking, etc.). ReZone has the potential to reduce energy consumption with the provisions described below.

The following provisions are included in the proposed Zoning Ordinance and will minimize the impacts of ReZone on energy:

- Article 2 establishes a series of Mixed-Use zoning districts that generally occur along major transportation corridors, which allows for a mix of uses, increased density, range of housing types, inherent walkability, and transportation options that are consistent with Smart Growth principles;
- Article 2 minimizes the creation of excessive parking and encourages multi-modal transportation by reducing off-street parking requirements;
- Article 2 encourages more energy efficient building forms by amending height regulations and establishing building story requirements; and
- Article 3 establishes new, more modern uses to foster rehabilitation and adaptive reuse of existing buildings and infrastructure.

The Common Council determines that the aforementioned provisions will ensure the adoption of ReZone will not have a significant adverse environmental impact on energy in the City.

## **Noise, Odor and Light**

Adoption and implementation of ReZone is not anticipated to have an adverse impact on noise, odor or light especially in comparison to the current Zoning Ordinance. Noise-related issues and concerns are addressed in accordance with the City's Noise Ordinance through the City's Division of Code Enforcement. Similarly, issues concerning light and odor are governed by the NYS

building code and the Zoning Ordinance and would be addressed through the City's permitting process, including SEQRA review.

However, ReZone includes certain provisions that are expected to have a beneficial impact on noise, odor, and light over time, including the following:

- Article 4 includes uniform development standards that are applied citywide, including standards for site lighting and storage of refuse; and
- Article 5 establishes a site plan review process and new neighborhood notification regulations to improve transparency and encourage community involvement in the City's development review process.

As a result, the Common Council determines that the adoption of ReZone will not have a significant adverse environmental impact on noise, odor and light in the City.

### **Human Health**

Adoption or implementation of ReZone is not anticipated to have an adverse impact on human health. Rather, ReZone includes provisions that are expected to positively impact public health in the City, including the following:

- Article 2 establishes a series of Mixed Use zoning districts that generally occur along major transportation corridors, which allows for a mix of uses, increased density, range of housing types, inherent walkability, and transportation options that are consistent with Smart Growth principles;
- Article 2 establishes a new Open Space zoning district, which limits development within publicly owned or otherwise encumbered greenspaces; and
- Article 4 includes uniform development standards that are applied citywide, including standards for landscaping and transitional areas between different uses.

Accordingly, the Common Council determines that the components of the proposed Zoning Ordinance will not have a significant adverse environmental impact on human health in the City.

### **Consistency with Community Plans**

Adoption or implementation of ReZone is not anticipated to have an adverse environmental impact on the goals identified in the Comprehensive Plan 2040, including the LUP. ReZone is focused on the implementation of the LUP and has been carefully developed to maintain consistency with and achieve the goals set forth in the LUP and Comprehensive Plan 2040. Therefore, no mitigation measures are necessary.

After reviewing the primary goals of the LUP and how they are accomplished through ReZone, the Common Council determines that the adoption of ReZone is consistent the City's community plans and will not have a significant adverse environmental impact on community planning.

### **Climate Change**

As discussed in the GEIS, it is widely understood that if the status quo continues, the trajectory of climate change is expected to remain unchanged. ReZone introduces new policies to encourage development patterns that result in less energy consumption, fewer greenhouse gas emissions, and more permeable surfaces. Therefore, adoption of ReZone is not anticipated to increase the City's existing impact on climate change.

The following provisions are included in the proposed Zoning Ordinance and will likely provide positive benefits to the City as new development and redevelopment occur:

- Article 2 establishes a series of Mixed-Use zoning districts that generally occur along major transportation corridors, which allows for a mix of uses, increased density, range of housing types, inherent walkability, and transportation options that are consistent with Smart Growth principles;
- Article 2 establishes a new Open Space zoning district, which limits development within publicly owned or otherwise encumbered greenspaces;
- Article 2 encourages more energy efficient building forms by amending height regulations and establishing building story requirements;
- Article 2 minimizes the creation of excessive parking and encourages multi-modal transportation by reducing off-street parking requirements;
- Article 3 establishes new, more modern uses to foster rehabilitation and adaptive reuse of existing buildings and infrastructure; and
- Article 4 includes uniform development standards that are applied citywide, including standards for landscaping.

Accordingly, the Common Council determines that the proposed Zoning Ordinance will not have a significant adverse environmental impact on climate change in the City.

### **Zoning Equity**

As discussed in the GEIS, the potential equity-related adverse impacts associated with the proposed Zoning Ordinance and Map in the City of Syracuse are:

- Neighborhood gentrification and displacement;
- Lack of affordable housing; and
- Effective social justice and public engagement.

The proposed Zoning Ordinance establishes a framework to foster the equitable treatment of all residents in the City and avoid disproportionately burdening certain neighborhoods and populations with undesirable impacts concerning land use and development. The following ReZone elements will reduce the equity-related impacts of zoning:

- Article 1 reforms non-conforming use regulations to enable non-conforming uses to be brought up to current standards;
- Article 2 establishes a series of Mixed-Use zoning districts that generally occur along major transportation corridors, which allows for a mix of uses, increased density, range of housing types, inherent walkability, and transportation options that are consistent with Smart Growth principles;
- Article 3 establishes new land uses and housing types, like row homes and accessory dwelling units (ADUs), to provide a variety of housing choices;
- Article 4 includes uniform development standards that are applied citywide; and
- Article 5 establishes a site plan review process and new neighborhood notification regulations to improve transparency and encourage community involvement in the City's development review process.

Further, based on the evaluation of potential impacts and public comments received during the DGEIS public comment period, the Common Council identified certain mitigation measures in the GEIS to be incorporated into the proposed Zoning Ordinance to address concerns regarding zoning equity, which include, but are not limited to, the following:

- Establishing Mixed Income Development standards to require affordable residential units in all larger housing projects;
- Establishing density and bulk area allowances to incentivize Mixed Income Development projects;
- Establishing a Housing Trust Fund for funding to support the preservation and production of affordable housing;
- Expanding provisions for ADUs;
- Adding clarifying language and amending allowable uses to include additional residential housing options and affordable and Mixed Income housing, and updating the relevant standards associated with such uses;
- Updating definitions to reflect all proposed changes described in the GEIS to ensure consistency with applicable legal authority; and
- Establishing housing incentives for the Two-Family Residential (R2) zoning district.

After reviewing the potential impacts to zoning equity in the DGEIS and the subsequent public comments, the Common Council determines that the mitigation measures described above and in further detail in the GEIS will ensure the adoption of ReZone will not have a significant adverse environmental impact on zoning equity in the City.

**CERTIFICATION OF FINDINGS TO APPROVE/FUND/UNDERTAKE**

Having considered the Draft and Final Generic Environmental Impact Statement, including all comments submitted during the public comment period and the responses thereto, and having considered the preceding written facts and conclusions relied upon to meet the requirements of the State Environmental Quality Review Act, codified at Article 8 of the New York *Environmental Conservation Law*, and its implementing regulations, promulgated at Part 617 of Title 6 of the *N.Y.C.R.R.*, including 6 *N.Y.C.R.R.* § 617.11, this Statement of Findings certifies that:

1. The requirements of 6 *N.Y.C.R.R.* Part 617 have been met;
2. Consistent with the social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental effects to the maximum extent practicable; and
3. The adverse environmental impacts revealed in the Generic Environmental Impact Statement process will be avoided or minimized by incorporating the recommended revisions and mitigation measures that were identified as practicable.

City of Syracuse Common Council

_____ Signature of Responsible Official	_____ Name of Responsible Official
_____ Title of Responsible Official	_____ Date

Syracuse Common Council  
City Hall, Room 314  
233 East Washington Street  
Syracuse, NY 13202

21



# DIVISION OF CITY PLANNING

CITY OF SYRACUSE, MAYOR BEN WALSH

Owen Kerney  
Assistant Director

November 18, 2022

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

**Re: Legislation Request for the Common Council to Issue the Findings Statement for ReZone Syracuse - A Citywide Zoning Update pursuant to SEQRA.**

Dear Ms. McBride:

Please prepare legislation authorizing the Common Council to issue the Findings Statement for ReZone Syracuse pursuant to the New York State Environmental Quality Review Act (SEQRA).

A Final Generic Environmental Impact Statement (FGEIS) was prepared by the Syracuse-Onondaga County Planning Agency and was adopted by the Common Council on November 7, 2022.

A Findings Statement considers the relevant environmental impacts presented in a GEIS, weighs and balances them with social, economic and other essential considerations, provides a rationale for an agency's decision, and certifies that the requirements of SEQRA have been met. The issuance of a Findings Statement concludes the SEQRA process.

The ReZone Syracuse SEQRA action in summary:

*The City of Syracuse is proposing to adopt a new Zoning Ordinance and map to replace, in its entirety, the existing City of Syracuse Zoning Rules and Regulations, as amended, and its accompanying map.*

Please contact me with any questions.

Sincerely,

  
Owen Kerney  
City Planning Division

Division of City Planning  
201 E. Washington St.  
City Hall Commons,  
Room 512  
Syracuse, N.Y. 13202

Office 315 448 8160

[www.syr.gov.net](http://www.syr.gov.net)

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32

Local Law No.  
City of Syracuse

2022

**A LOCAL LAW OF THE CITY OF SYRACUSE  
TO AMEND CHAPTER 11, OF THE LOCAL  
LAWS OF THE CITY OF SYRACUSE, ENTITLED  
MISCELLANEOUS TO ADD A NEW ARTICLE  
III, TO BE ENTITLED “ENFORCEMENT OF  
THE PROVISIONS OF CHAPTER 7-A, OF THE  
CONSOLIDATED LAWS OF THE STATE OF  
NEW YORK, THE CANNABIS LAW BY THE  
CORPORATION COUNSEL OF THE CITY OF  
SYRACUSE”**

WHEREAS, in 2021 the New York State Legislature passed the Marijuana Regulation and Taxation Act, creating Chapter 7-A of the Consolidated Laws of the State of New York, the Cannabis Law (hereinafter referred to as the “Cannabis Law”), which was signed into law by Governor Andrew M. Cuomo, and took effect March 31, 2021; and

WHEREAS, the Cannabis Law established the Cannabis Control Board and the Office of Cannabis Management, which with the assistance of the New York State Attorney General, are responsible for the regulation and enforcement of the Cannabis Law, which includes the issuance of licenses for the retail sale of cannabis and cannabis products; and

WHEREAS, Section 125 of Article 6 of the Cannabis Law states that no person shall cultivate, process, distribute for sale or sell at wholesale or retail or deliver to consumers any cannabis, cannabis product, medical cannabis or cannabinoid hemp or hemp extract product within the State without obtaining the appropriate registration, license, or permit; and

WHEREAS, while the Cannabis Law took effect on March 31, 2021, the process of implementing the law, including the licensing process, has not been completed yet; and

WHEREAS, the Cannabis Control Board is currently in the process of adopting regulations

as to the issuance of licenses for the retail sale of cannabis and cannabis products and is currently issuing Conditional Adult Use Retail Dispensary licenses in the State of New York; and

WHEREAS, despite the prohibitions in Section 125 of Article 6 of the Cannabis Law the Mayor and the Common Councilors of the City of Syracuse have seen a surge in the retail sale of cannabis and/or cannabis products prior to the issuance of a license, in direct violation of the Cannabis Law, which is a quality of life and safety concern raised by residents and visitors to the City of Syracuse; and

WHEREAS, as the City of Syracuse did not opt-out of the New York Cannabis Law; but rather adopted the Cannabis Law as written and is preempted from adopting any law, rule, ordinance, regulation or prohibition pertaining to the registration, licensing, permitting or operation of registered organizations, adult-use cannabis businesses, or cannabinoid hemp businesses except as to enacting local laws and regulations governing the time, place and manner of the operation of licensed adult-use cannabis retail dispensaries and/or on-site consumption sites; and

WHEREAS the City of Syracuse is not limited from taking the necessary steps to actively enforce the provisions of the Cannabis Law and all other applicable state and local rules and regulations; and

WHEREAS, pursuant to Section 5-205(1)(a) of the Charter of the City of Syracuse, it is the duty of the Mayor as chief executive officer of the City to see that the laws of the State of New York are enforced; and

WHEREAS, pursuant to Section 5-1101 (3) of the Charter of the City of Syracuse, as amended, it is the charge of the Corporation Counsel for the City of Syracuse to institute and prosecute any and all proceedings, civil or criminal, as deemed necessary for the assertion or protection of the rights and interests of the City of Syracuse; and

WHEREAS, the Mayor and the Common Council wish to address the issues with violation of the Cannabis Law in the City of Syracuse by formally authorizing the Corporation Counsel to take all necessary legal action to enforce the provisions of the Cannabis Law, on behalf of the City of Syracuse, including but not limited to commencing a special proceeding seeking injunctive relief to require persons to cease any and all operations in violation of the Cannabis Law; and

WHEREAS, pursuant to Section 10(1)(i) of the Municipal Home Rule Law, the City of Syracuse is authorized to adopt this local law; NOW, THEREFORE,

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

## **SECTION 1.**

### **ARTICLE III. Enforcement of the provisions of Chapter 7-A of the Consolidated Laws of the State of New York, the Cannabis Law, by the Corporation Counsel of the City of Syracuse**

#### **Section 11-6. Legislative Findings, Intent and Purpose.**

The Mayor and Common Council of the City of Syracuse find that despite Section 125 of the Cannabis Law prohibiting the sale of cannabis and cannabis products without a license from New York State, there has been a surge in retail establishments selling cannabis and cannabis products without the license(s) required under the Cannabis Law.

The illegal sale of cannabis products in the City of Syracuse impacts the public safety and quality of life of those who live and work in the City of Syracuse. The illegal sale of cannabis products outside the confines of the state regulations pose a danger to the communities, the public at large, and the individuals purchasing and consuming these products.

The purpose of this legislation is to ensure public safety and the general welfare of the City of Syracuse and its citizens by providing a local law granting the Corporation Counsel to take necessary action to enforce the prohibitions of the sale of cannabis and cannabis products without a license from New York State.

**Section 11-7. Definitions.**

The City of Syracuse incorporates by reference all definitions as prescribed in Article 7-A of the Consolidated Laws of the State of New York, the Cannabis Law. In addition to the terms defined in the Cannabis Law, for the purposes of this Article, the below terms shall be defined as follows:

- (a) *City* shall mean the City of Syracuse.
- (b) *Corporation Counsel* shall mean the Corporation Counsel of the City of Syracuse.
- (c) *Council* shall mean the Common Council of the City of Syracuse.

**Section 11-8. Commencement of Action by Corporation Counsel .**

Where the Corporation Counsel has been notified of any person, business or corporate entity engaged in the illegal sale of cannabis in violation of the New York State Cannabis Law, the Corporation Counsel, pursuant to the authority granted in Section 1-8 of Chapter 1 of the Revised General Ordinances of the City of Syracuse, as amended, and Section 20 (22) of General City Law, may commence a special proceeding in a court of competent jurisdiction to bring an action, in law and/or in equity, including but not limited to an injunction against said person, business or corporation and/or collect the civil penalty or seek the imposition of penalties and any costs and expenses incurred by the City, in commencing the special proceeding and where applicable, for any other remedies the Court deems appropriate in accordance with the laws of the State of New York.

**Section 11-9. Enforcement.**

The Corporation Counsel is charged with the enforcement of the provisions of this Article.

**Section 11-10. Severability.**

If any clause, sentence, paragraph or part of this Article or application thereof to any person or circumstance shall be judged by any court to be invalid, such judgement shall not affect, impair or invalidate the remainder thereof or the application thereof to other person or circumstances but shall be confined in its operation to the clause, sentence, paragraph or part thereof and the persons or circumstances directly involved in the controversy in which the judgement shall be rendered.

**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 unless such change is made by its express terms. Otherwise all other provisions of the Syracuse City Charter 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.

DRAFT



22

**DEPARTMENT OF LAW**  
**OFFICE OF THE CORPORATION COUNSEL**  
**CITY OF SYRACUSE, MAYOR BEN WALSH**

November 23, 2022

**Susan R. Katzoff**  
Corporation Counsel

**Joseph W. Barry III**  
First Assistant  
Corporation Counsel

**Lee R. Terry**  
Senior Assistant  
Corporation Counsel

**Todd M. Long**  
Senior Assistant  
Corporation Counsel

Catherine E. Carnrike  
Meghan E. Ryan  
Amanda R. Harrington  
John C. Black Jr.  
Ramona L. Rabeler  
Sarah M. Knickerbocker  
Danielle B. Pires  
Patrick J. Parkinson  
Danielle R. Smith  
Zachary A. Waksman  
John J. Connor  
Gregory P. Fair  
Darienn P. Balin  
Trevor McDaniel

Hon. Patricia K. McBride  
City Clerk  
Room 231, City Hall  
Syracuse, NY 13202

Re: Request for Legislation – Adoption of a new Local Law amending Chapter 11 of the Local Laws of the City of Syracuse to add a new Article III.

Dear Ms. McBride:

Please prepare legislation to be placed on the agenda for the regularly scheduled Common Council meeting of December 5, 2022 to enact a new Local Law amending Chapter 11 of the Local Laws of the City of Syracuse to add a new Article III relative to the City’s ability to take civil action to enforce the licensing requirement provided under the New York State Cannabis Law (the “Cannabis Law”).

Despite Section 125 of the Cannabis Law prohibiting the sale of cannabis and cannabis products (collectively “Cannabis”) without a license, there has been a surge in the sale of Cannabis without the license(s) required under the Cannabis Law. For purposes of this Local Law, the illegal retail sale of Cannabis includes the giving away or “gifting” of Cannabis at the same time as, in connection with, or as part of another transition; it does not include the transference of Cannabis under the possession limit between adults who are twenty-one years or older without remuneration (money paid or service provided) in conjunction therewith. For further information regarding this distinction, please see the Office of Cannabis Management publication “What’s Legal and What’s Illegal”, attached hereto as Exhibit “A”.

The illegal sale of Cannabis outside the confines of the state regulations poses a danger to the communities, the public at large, and the individuals purchasing and consuming these products and negatively impacts the public safety and quality of life of those who live and work in the City of Syracuse.

The purpose of this proposed legislation is to ensure public safety and the general welfare of the City of Syracuse and its citizens by providing a local law granting the Corporation Counsel the authority to take necessary civil action to enforce the prohibitions of the sale of cannabis and Cannabis products without a license from New York State in accordance with the Cannabis Law.

**Department of Law**  
**Office of Corp. Counsel**  
233 E. Washington St.  
City Hall, Room 300  
Syracuse, N.Y. 13202

Office 315 448-8400  
Fax 315 448-8381  
Email law@syr.gov.net

www.syr.gov.net

Respectfully,

Susan R. Katzoff, Esq.  
Corporation Counsel

33

# What's Legal and What's Illegal

It's illegal for anyone under the age of 21 to buy, possess or use adult-use cannabis in New York. Just like alcohol and tobacco. Businesses must have an adult-use license to legally sell cannabis in New York and adult-use retail dispensaries can lose their license for selling cannabis to anyone underage and/or face significant fines and penalties. Adults can be charged with criminal penalties for selling or giving cannabis products to someone underage. Youth cannabis use has been found to have negative social, physical, and mental health impacts on youth whose brains are still growing and developing. Because of this, youth cannabis remains illegal for individuals under 21.

## What is Legal?

- It is **legal** for adults 21 years or older to possess 3 ounces of cannabis and 24 grams of cannabis concentrate (edibles, oil).
- It is **legal** for adults 21 years or older to use cannabis in a private home or in most places tobacco can be used, with the exception of use in a motor vehicle, a private business (such as a restaurant patio), a hookah or "cigar bar," or on federal property.
- It is **legal** for adults 21 years or older to "share" cannabis without compensation, to a person 21 years or older under the legal possession limit, but the sale of a service or commodity associated with the sharing is prohibited, including so-called "gifting."

## What is Illegal?

- It remains **illegal** to smoke cannabis in a motor vehicle, a private business or any place where smoking tobacco is prohibited (like restaurant patios).
- It remains **illegal** to grow cannabis plants in your home until the OCM issues regulations permitting home cultivation for adult-use.
- It remains **illegal** to distribute or sell cannabis without a license. Transferring cannabis under the possession limit between adults who are 21 years or older without remuneration (money paid or service provided) is legal. However, some individuals are attempting to skirt the law with so-called "gifting" in which cannabis is given away at the same time as another transaction or is offered or advertised in conjunction with an offer for the sale of goods or services – this activity is **illegal**.
- It is **illegal** to drive under the influence of cannabis which can slow motor coordination and other skills needed to drive safely. Like with alcohol, if you drive under the influence of cannabis, you will get a DUI and risk hurting yourself or others.

## Can I grow my own cannabis at home?

Not yet. Growing cannabis at home is not permitted under the law until after the OCM adopts regulations outlining the rules for growing cannabis at home. For adult-use cannabis, these rules are required to be in place within eighteen months of the first retail sale of adult-use cannabis in New York State. For medical cannabis, regulations have already been proposed and are in the process of being amended and submitted for public comment. If the amendments are deemed acceptable, the regulations will be adopted, and medical patients can then begin home cultivating. Please continue to

monitor the website for updates and [sign up to receive updates from the OCM on our e-mail distribution list](#).

## Can I sell cannabis?

Not yet, and not without a license. Only cannabis businesses licensed by the OCM can legally sell cannabis in New York State. No adult-use cannabis retail licenses have been issued yet. Before the OCM can issue adult-use cannabis licenses for sales to consumers, several foundational tasks need to be completed, including the issuance and adoption of regulations and the development of the infrastructure necessary to accept applications. It is anticipated that the OCM will begin licensing before the end of the 2022 calendar year.

Adult-use sales of any amount are still illegal. [View more information on penalties related to unlicensed cannabis sales](#).

## Where can I buy cannabis right now?

Certified patients can continue to access cannabis through the [Medical Cannabis Program in New York](#). For all other adults, it remains illegal to buy or sell cannabis products. Any products sold on the illicit market are not tested or regulated by the State of New York and may pose risks to public health.

While there has been limited licensing for the cultivation of adult-use cannabis, there is currently no regulated legal retail marketplace for such products in New York State. Some people may be accessing cannabis products from the illicit marketplace where there is no testing or regulatory oversight. Packages and labels in the illicit marketplace are also unregulated and without oversight. These products may contain unsafe ingredients, contaminants, and byproducts, and may be available in potencies and quantities that can result in accidental overconsumption. Additionally, they are sometimes packaged in a manner that is attractive to youth.

Adult-use retail dispensaries will be coming soon following the adoption of regulations and licensing of retail establishments.

Ordinance No.

2022

**ORDINANCE AUTHORIZING ACCEPTANCE OF  
AN IN-KIND DONATION VALUED AT \$11,196.85  
FROM SAVING LIVES USA**

BE IT ORDAINED, that this Common Council hereby authorizes the acceptance of an in-kind donation of training equipment from Saving Lives USA of eight NURO units and support equipment to be used by the Syracuse Police Department for use of force training purposes, valued at \$11,196.85.

DRAFT

1<sup>st</sup> Deputy Chief  
Richard F. Shoff, Jr.



Deputy Chiefs  
Richard H. Trudell  
Julie L. Shulsky  
Mark M. Rusin

**SYRACUSE POLICE DEPARTMENT**

Joseph L. Cecile, Chief

November 18, 2022

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

RE: In-kind donation – Saving Lives USA

Dear Ms. McBride,

Please accept this letter as a request to receive an in-kind donation of training equipment from Saving Lives USA. Saving Lives USA is a 501(c)(3) not for profit organization with a mission of addressing the negative social and societal impacts that result from police and security service use of force. The equipment being donated consists of eight NURO's and support equipment. A NURO works by projecting light onto targets in differing colors and shapes to signify predetermined criteria. One color may signify a verbally aggressive individual where verbal de-escalation would be appropriate, another could signify a physically combative person where a less lethal tool would be appropriate, etc. This training aid will improve use of force decision making, and integrate de-escalation into all firearms training.

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

Sincerely,

*Richard F. Shoff Jr. #310*

Richard Shoff Jr. 18 NOV 22  
1st Deputy Chief of Police

<b>Saving Lives USA Foundation</b>			
<b>Material Good Donations at Requisitioned Cost - Syracuse Police Department</b>			
Sales unit, NURO Gen 1, Housing rev 0 (black polycarbonate), PCBA rev 04, Packaging Assembly rev 01 (CB1, U01, T01), UOM: 1 Each	8	\$855.00	\$6,840.00
Master assembly, ISO gen 1, Housing rev 0, PCBA rev 02, UOM: 1 Each	8	\$148.50	\$1,188.00
Master assembly, Router system, portable, Generation 1 (pelican 1450 case size), Revision 1 (R1 case + R1 power supply + R0 router + R1 grid support assembly), UOM = 1 Each	1	\$562.50	\$562.50
DOE, DOE housing rev 0, Pistol Projection - 1.5 Meter Optimized, Gen1 NURO compatible, UOM: 1 EA	8	\$45.00	\$360.00
DOE, DOE housing rev 0, Triangle Projection - 1.5 Meter Optimized, Gen 1 NURO compatible, UOM: 1 EA	8	\$45.00	\$360.00
DOE, DOE housing rev 0, Silhouette - 1 Meter Optimized, Gen 1 NURO compatible, UOM: 1 Each	4	\$45.00	\$180.00
DOE, DOE housing rev 0, Hand Projection - 10 Meter Optimized, Gen 1 NURO compatible, UOM: 1 Each	4	\$45.00	\$180.00
DOE, DOE housing rev 0, Pistol Projection - 10 Meter Optimized, Gen 1 NURO compatible, UOM: 1 EA	4	\$45.00	\$180.00
Sales Unit, Apple iPad, 7th Generation, 10.2 inch Screen, 32GB Memory, WiFi Only, Space Gray Color, MW742LL/A	1	\$198.00	\$198.00
Sales Unit, Protective Case, iPad 7th, 8th, 9th Generation, 10.2in Screens, OtterBox, ResQ, IP68 Tested Water Resistant	1	\$64.31	\$64.31
Magnus PV 3310G Photo/Video Tripod	8	\$19.95	\$159.60
Battery Cases	2	\$7.99	\$15.98
DOE Case	1	\$2.47	\$2.47
All Weather Storage Case	1	\$169.99	\$169.99
2032 Batteries (4 pack)	6	\$9.00	\$54.00
Lithium 123A Batteries (72 Pack)	2	\$149.00	\$298.00
Surefire SFLP Rechargeable Batteries (2pck)	8	\$16.00	\$128.00
Surefire SFLP Rechargeable Batteries w/ Charger	8	\$32.00	\$256.00
			<b>\$11,196.85</b>

**ORDINANCE AUTHORIZING A CONTRACT WITH MICHAEL SGRO LEADERSHIP COACHING RELATIVE TO PROVIDING EMOTIONAL INTELLIGENCE TRAINING FOR THE SYRACUSE POLICE 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 waived the Request for Proposal Process and approved the retention of Michael Sgro Leadership Coaching, under the following terms:

- (1) Michael Sgro Leadership Coaching shall provide emotional intelligence training services for the Syracuse Police Department;
- (2) The term of this contract will be from July 1, 2022 through June 30, 2023;
- (3) The City shall pay Michael Sgro Leadership Coaching an amount not to exceed \$3,600.00 for all services under this agreement; 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 the costs associated with this agreement shall be charged to Budget Account #542500.01.31230 or another appropriate account as designated by the Commissioner of Finance.

24

**1st Deputy Chief**  
Richard F. Shoff, Jr.



**Deputy Chiefs**  
Richard H. Trudell  
Julie L. Shulsky  
Mark M. Rusin

**SYRACUSE POLICE DEPARTMENT**

Joseph L. Cecile, Chief

November 17th, 2022

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

RE: REQUESTING A WAIVER OF RFP – Michael Sgro Leadership Coaching

Dear Ms. McBride

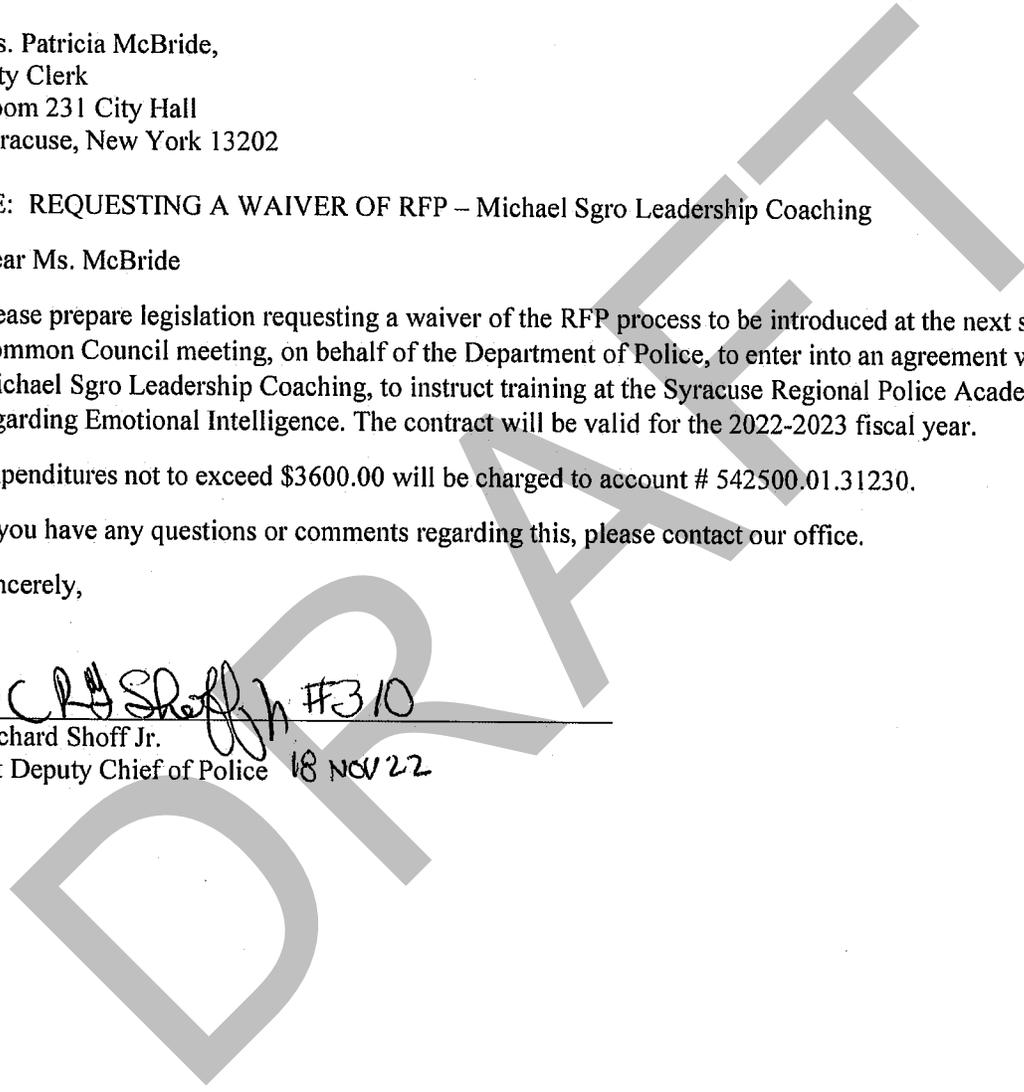
Please prepare legislation requesting a waiver of the RFP process to be introduced at the next scheduled Common Council meeting, on behalf of the Department of Police, to enter into an agreement with Michael Sgro Leadership Coaching, to instruct training at the Syracuse Regional Police Academy regarding Emotional Intelligence. The contract will be valid for the 2022-2023 fiscal year.

Expenditures not to exceed \$3600.00 will be charged to account # 542500.01.31230.

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

Sincerely,

  
Richard Shoff Jr.  
1st Deputy Chief of Police 18 NOV 22



*Policing the community through partnerships, prevention, and problem-solving.*

511 South State Street, Syracuse, NY 13202

315.442.5250

www.syracusepolice.org

12



# 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:** November 18, 2022  
**SUBJECT:** Waiver of RFP Process and Agreement – Michael Sgro Leadership Coaching

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On behalf of the Department of Police, I am requesting the City of Syracuse authorize a waiver of the RFP process to enter into an agreement with Michael Sgro Leadership Coaching, to instruct training at the Syracuse Regional Police Academy regarding Emotional Intelligence. The contract will be valid for the 2022/2023 fiscal year.

Expenditures not to exceed \$3,600 and will be charged to account #542500.01.31230.

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

\_\_\_\_\_  
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](http://www.syr.gov.net)

Ordinance No.

2022

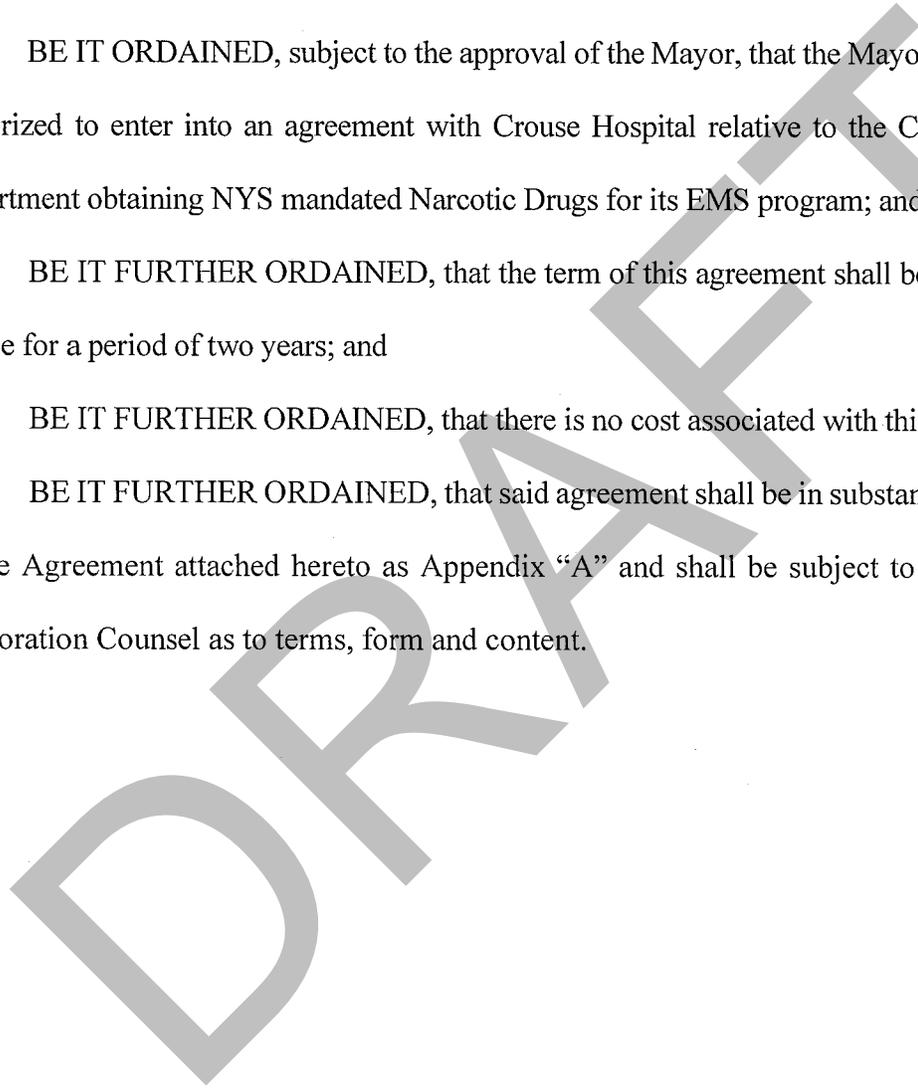
**ORDINANCE AUTHORIZING AN AGREEMENT WITH CROUSE HOSPITAL RELATIVE TO THE FIRE DEPARTMENT OBTAINING NYS MANDATED NARCOTIC DRUGS FOR ITS EMS PROGRAM**

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 Crouse Hospital relative to the City of Syracuse Fire Department obtaining NYS mandated Narcotic Drugs for its EMS program; and

BE IT FURTHER ORDAINED, that the term of this agreement shall begin January 1, 2023 and be for a period of two years; and

BE IT FURTHER ORDAINED, that there is no cost associated with this agreement; and

BE IT FURTHER ORDAINED, that said agreement shall be in substantially the same form as the Agreement attached hereto as Appendix "A" and shall be subject to the approval of the Corporation Counsel as to terms, form and content.





# SYRACUSE FIRE DEPARTMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

**Michael J. Monds**  
Chief of Fire

November 18, 2022

**Daniel P. Downes**  
First Deputy Chief

Ms. Patricia McBride  
City Clerk

**Richard Kisselstein**  
Executive Deputy Chief

230 City Hall  
Syracuse, NY 13202

**Deputy Chiefs**

Elton Davis  
James Farewell  
Zachary Smith  
Leonard Danielewicz  
Nicholas Pagano

Re: **Request for Legislation**

Dear Ms. McBride:

The Department of Fire requests the preparation of legislation for Submission to the Common Council for action at their next scheduled meeting to authorize the Fire Department to enter into an agreement with Crouse Hospital Located at 736 Irving Avenue, Syracuse, NY 13210.

The purpose of the (MOU) Memorandum of Understanding is so that the Syracuse Fire Department can obtain NYS mandated narcotic medication for its EMS program from the hospital using appropriate accountability standards and the most stringent control. There is no cost for these medications.

The term of this agreement shall begin January 1, 2023 and be for a period of two years. There is no cost for the agreement.

The terms of this agreement have been approved by the Corporation Counsel.

Respectfully submitted,

*Michael J. Monds*

Michael J. Monds  
Chief of Fire

Attachment: Controlled Substance Supply Agreement

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.net](http://www.syr.gov.net)



# 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:** November 18, 2022  
**SUBJECT:** Memorandum of Understanding – Crouse Hospital

---

**Julie Castellitto**  
Assistant Director

On behalf of the Syracuse Fire Department, I am requesting the City enter into a Memorandum of Understanding (MOU) with Crouse Hospital located at 736 Irving Avenue, Syracuse, NY 13210.

The purpose of the MOU is so that the Syracuse Fire Department can obtain NYS mandated narcotics medication for its EMS program from the hospital using appropriate accountability standards and the most stringent control. There is no cost for these medications.

The term of this agreement shall begin January 1, 2023 and be for a period of two years. There is no cost for the agreement.

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

\_\_\_\_\_  
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](http://www.syrgov.net)

## Controlled Substance Supply Agreement

This agreement is between Crouse (Hospital)  
And  
City of Syracuse Fire Department (EMS Agency)

This constitutes the entire agreement between the parties and supersedes all previous written and/or oral communications.

The parties listed as follows:

The hospital pharmacy will function as the supplier and agent of the controlled substance, for the agency.

### Vehicles

All ALS Ambulances and ALS First Response Vehicles carrying controlled substances will adhere to all appropriate state regulations and requirements of this agreement.

### Sub-stock

Each ALS Ambulance and ALS First Response Unit will carry the following sub-stock. These quantities are outlined in the regulations set forth by CNYEMS in their Minimum Required Equipment Guideline:

- Two Morphine Sulfate 10mg/1ml vials
- Four Midazolam (Versed) 5mg/1ml vials

These will be replaced on a one for one basis with the agency.

### Stock Recalls

In the event of a controlled drug recall, the issuing pharmacy will assure that all stock is checked and recalled items removed and replaced.

### Administration

Controlled substances may only be administered by authorized EMT-CC and EMT-Paramedics, pursuant to the order from a medical control physician, or under Central New York EMS protocols that call for the administration of controlled substances, or any future protocols added or modified by REMAC and the Medical Director.

### Storage of Controlled Substances

All controlled substances will be safeguarded in an electronically locked, solidly mounted cabinet of substantial construction located in the ALS Ambulance or ALS First Response Unit. Controlled substances will be in a separate metal tamper seal box, which will be taken into the hospital for replacement. (See below) At any time a vehicle is removed from service, goes out for maintenance, etc. controlled substances will be removed and secured in the electronically locked cabinet located in SFD Station 3.

### Keys and Electronic Proximity Cards / Fobs

Providers who are authorized to administer controlled substances will each be issued a numbered key that unlocks the clear plastic narcotics box which contains the controlled substances. Each provider will also be issued an electronic proximity card or fob that activates the CompX brand electronic lock on the storage cabinet. In order to access the controlled substances, an authorized provider first swipes their proximity device which activates the electronic lock. Next, they must enter their individual 4-digit PIN code into the electronic lock. Once the cabinet is open, they can access the clear plastic narcotics box wherein they insert their key and unlock the box containing the controlled substances. Authorized providers are prohibited from sharing their key, electronic proximity device, or 4-digit code for any reason.

### Authorized Providers and Identification from the Agency

Each provider authorized to obtain or administer controlled substances will have a photo on file at the supplying hospital pharmacy. When replacing controlled substances, the authorized provider shall present the pharmacy staff their department issued photo ID. The agency Controlled Substance Officer (CSO) shall work with the pharmacy staff to ensure the photos on file are updated regularly.

### Environmental issues

The EMS Agency is responsible for safeguarding the controlled substance from extreme cold or excessive heat. The method used must be submitted for approval to the Director of the Pharmacy of the issuing hospital.

### Replacement

When a controlled substance has been administered, the box will be taken into the hospital to the pharmacist at Crouse Hospital (Pharmacy). The box will be accompanied with the record sheets for all its contents. The pharmacist will produce the replacement from its location, replace the dose and issue a new administration sheet, and reseal the medication box with a numbered seal. The date, EMS Company, ambulance number, drug name and seal number will be entered in a log book. The logbook will remain with the stock of replacement items. When books are filled they will then be stored in the pharmacy.

Partial and Expired Doses

Following the administration of any controlled substances, any remaining controlled substance shall be disposed of (wasted) in the following manor:

- All wastage shall be witnessed by a second authorized provider or other licensed health care provider (example MD, DO, NP, PA, or Pharmacist).
- All wastage shall be performed in a safe manor which ensures the medication is unrecoverable, such as into a sink drain while tap water is running.
- Wastage shall be properly documented on the pharmacy inventory control sheets and the Health EMS ePCR form or CNYEMS paper form.

These medications will be replaced by the hospital. Expired medications will be returned to the issuing hospital, for replacement along with the issuing records, during normal business hours.

Responsibility

All operational policies and procedures, QA plans, and forms must be submitted for the Director of Pharmacy's approval before implementation. The EMS agency will appoint an individual (**Controlled Substance Officer**) in charge of controlled substance stock, usage, documentation, inventory, policies and security. A record of this appointment will be provided to the issuing hospital. Any discrepancies will be immediately reported to the Director of the Pharmacy of the issuing hospital, and the Agency Medical Director. The EMS Agency will bear the responsibility of submitting all required forms, applications, and reports to the hospital pharmacy, the NYS Department of Health Emergency Medical Services Program, and Bureau of Controlled Substances.

Inventory

The **Controlled Substance Officer** for the EMS agency will conduct a total inventory and provide such to the hospital pharmacy for review and submission to the NYS Department of Health. The inventory will occur Semi-Annually for Morphine Sulfate and Midazolam. This report must comply with all DOH requirements and shall be made on DOH form 4352.

Inspections

The EMS Agency agrees that it will submit to inspections, audit, and inventory, without notice, by the issuing hospital, the Bureau of Controlled Substances, and the NYS Department of Health.

Forms

All agencies supplied by the City of Syracuse hospitals will use identical forms approved by the hospitals. These forms are included in the Attachment section of this document. These forms will be filled out completely.

Quality Assurance

Each EMS agency will submit its operational plan of how the procedures will occur and its QA policy to the Director of the Pharmacy and the DOH for approval. This policy must include review by the Medical Director of all controlled substance records. The Medical Director, approved by REMAC, will be responsible for proper use and administration. A record of this review will be furnished to the Director of the Pharmacy of the issuing hospital annually, in conjunction with the required annual review submitted to the Department of Health. The hospital pharmacy will participate in the QA process as necessary.

Other Policies and Procedures

The EMS Agency has the right to formulate other policies and procedures concerning controlled substances. In no way will these policies conflict or modify the terms of this agreement and all changes must be approved by the Director of the Pharmacy.

Termination of Contract

Either party may terminate this agreement at any time for cause. Notice of intent to terminate will be sent to the NYS Department of Health with a copy to the other party. When this occurs, all controlled substances will immediately be returned to the issuing pharmacy.

Acceptance

This agreement will take effect when signed by the EMS Agency, the Hospital, and the New York State Department of Health and a license for controlled substance is issued.

The EMS Agency and the Hospital agree to the terms of this contract and have caused this agreement to be signed by their duly authorized representatives.

ACCEPTED:

EMS Agency Controlled Substance Officer  
Name: Geoff Westby

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

ACCEPTED:

EMS Agency Medical Director  
Name: Jordan Holliday, MD

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

ACCEPTED:

Hospital Director of Pharmacy  
Name: Dale Franz

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

ACCEPTED:

EMS Agency Chief Executive Officer  
Name: Michael Monds, Fire Chief

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

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 214 STATE STREET NORTH & WILLOW STREET EAST FOR A TOTAL OF \$151.00**

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 214 State Street North & Willow Street East, being Lot P 1 & 2, Block 29, Section 017, Block -21, Lot -14.0 (017.-21-14.0), Property No. 0986101200, 86 x 110.50 Brick Building to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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.



26 35 50

**DEPARTMENT OF ASSESSMENT**  
CITY OF SYRACUSE, MAYOR BEN WALSH

October 21, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 214 State St N & Willow St E TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

214 State St N & Willow St E  
Lot P1&2 Bl29  
017. - 21 - 14.0  
Property #: 0986101200  
86x110.50 Br Bldg  
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 of \$150 for title work will be collected and deposited into account 426620 01.

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

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.

Office 315 448 8270  
Fax 315 448 8190  
assessment@syr.gov.net

Very Truly Yours,

  
Matthew D. Oja  
Commissioner

28

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 133 AVON ROAD FOR A TOTAL OF \$151.00**

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 133 Avon Road, being Lot 113, Tract Homecroft, Section 027, Block -08, Lot -21.0 (027.-08-21.0), Property No. 0504200600, 40 x 110 Wood House to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 133 Avon Rd TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

133 Avon Rd  
Lot 113 Tr Homecroft  
027. - 08 - 21.0  
Property #: 0504200600  
4x11o Wh Fp 95  
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 of \$150 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.

Very Truly Yours,

  
Matthew D. Oja  
Commissioner

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 539 BURNET AVENUE FOR A TOTAL OF \$151.00**

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 539 Burnet Avenue, being Lot P 20 & 19, Block 168, Section 030, Block -02, Lot -29.0 (030.-02-29.0), Property No. 0613005400, 52.50 x 66 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

28

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 539 Burnet Ave TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

539 Burnet Ave  
Lot P2o&19 B1168  
030. - 02 - 29.0  
Property #: 0613005400  
52.50x66 Vac  
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 of \$150 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.

Very Truly Yours,

Matthew D. Oja  
Commissioner

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

20

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 127 CHESTER STREET FOR A TOTAL OF \$151.00**

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 Chester Street, being Lot 13, Block 6, Tract Solvay Amended, Section 086, Block -07, Lot -27.0 (086.-07-27.0), Property No. 1216100600, 33 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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 Chester St TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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 Chester St  
Lot 13 Bl6 Tr Solvay Amd  
086. - 07 - 27.0  
Property #: 1216100600  
33x132 Vac  
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 of \$150 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.

Very Truly Yours,

Matthew D. Oja  
Commissioner

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 133-39 CHESTER STREET FOR A TOTAL OF \$151.00**

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 133-39 Chester Street, being Lot 16, P 15, Block 6, Tract Solvay Amended, Section 086, Block -07, Lot -25.0 (086.-07-25.0), Property No. 1216100900, 49.50 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 133 - 39 Chester St TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

133 - 39 Chester St  
Lot 16p15 Bl6 Tr Solvay A D  
086. - 07 - 25.0  
Property #: 1216100900  
49.5ox132 Vac  
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 of \$150 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.

Very Truly Yours,

Matthew D. Oja  
Commissioner

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL  
THE RIGHT, TITLE AND INTEREST OF THE  
CITY OF SYRACUSE IN AND TO 138 CHESTER  
STREET FOR A TOTAL OF \$151.00**

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 138 Chester Street, being Lot 44, Block 5, Tract Solvay Amended, Section 086, Block -06, Lot -17.0 (086.-06-17.0), Property No. 1216102800, 33 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 138 Chester St TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

138 Chester St  
Lot 44 Bl5 Tr Solvay Amd  
086. - 06 - 17.0  
Property #: 1216102800  
33x132 Vac Fp18  
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 of \$150 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.

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Very Truly Yours,

Matthew D. Oja  
Commissioner

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 140 CHESTER STREET FOR A TOTAL OF \$151.00**

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 140 Chester Street, being Lot 45, Block 5, Tract Solvay Amended, Section 086, Block -06, Lot -18.0 (086.-06-18.0), Property No. 1216102900, 33 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 140 Chester St TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

140 Chester St  
Lot 45 Bl5 Tr Solvay Amd  
086. - 06 - 18.0  
Property #: 1216102900  
33x132 Vac  
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 of \$150 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.

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Very Truly Yours

Matthew D. Oja  
Commissioner

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 207-09 CROUSE AVENUE NORTH FOR A TOTAL OF \$151.00**

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 207-09 Crouse Avenue North, being Lot P 20, Block 168, Section 030, Block -02, Lot -27.0 (030.-02-27.0), Property No. 0620100200, 33 x 66 Store and Wood House to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 207 - 09 Crouse Ave N TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

207 - 09 Crouse Ave N  
Lot P 2o Bl168  
030. - 02 - 27.0  
Property #: 0620100200  
33x66 Store X 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 of \$150 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.

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syr.gov.net

Very Truly Yours,

  
Matthew D. Oja  
Commissioner

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 5 FITCH STREET REAR FOR A TOTAL OF \$151.00**

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 5 Fitch Street Rear, being Lot P 6 & 7, Block 97, Tract Wilk, Section 092, Block -27, Lot -19.0 (092.-27-19.0), Property No. 1128005500, 44 x 49.70 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

**Matthew D. Oja**  
Commissioner

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

**Ann E. Gallagher**  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 5 Fitch St Rear TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

5 Fitch St Rear  
Lot P6&7 Bl97 Tr Wilk  
092. - 27 - 19.0  
Property #: 1128005500  
44x49.70 Vac  
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 of \$150 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.

Very Truly Yours,

Matthew D. Oja  
Commissioner

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 133 GEDDES STREET NORTH FOR A TOTAL OF \$151.00**

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 133 Geddes Street North, being Lot 58A Resub, Block 125, Tract Pierson Amended #9068, Section 109, Block -05, Lot -15.1 (109.-05-15.1), Property No. 0231100301, 33 x 87.05 Wood House and Store to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 133 Geddes St N TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

133 Geddes St N  
Lot 58a Resub Blk 125 Tr Pier Am #9068  
109. - 05 - 15.1  
Property #: 0231100301  
33x87.05 Whxstore  
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 of \$150 for title work will be collected and deposited into account 426620 01.

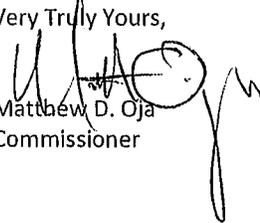
The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Very Truly Yours,

  
Matthew D. Oja  
Commissioner

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 139 GEDDES STREET NORTH AND RICHMOND AVENUE FOR A TOTAL OF \$151.00**

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 139 Geddes Street North and Richmond Avenue, being Lot P 57, Block 125, Tract Pierson Amended, Section 109, Block -05, Lot -12.0 (109.-05-12.0), Property No. 0231100600, 56 x 100 Brick Blk and Garage to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 139 Geddes St N & Richmond Av TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

139 Geddes St N & Richmond Av  
Lot P57bl125 Tr Pierson A D  
109. - 05 - 12.0  
Property #: 0231100600  
56x100 Br Blkxgar Fp13  
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 of \$150 for title work will be collected and deposited into account 426620 01.

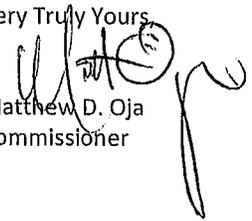
The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Very Truly Yours,

  
Matthew D. Oja  
Commissioner

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 1041 GEDDES STREET SOUTH FOR A TOTAL OF \$151.00**

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 1041 Geddes Street South, being Lot Sub D, Block 132, Tract Fitch & Putnam, Section 092, Block -04, Lot -61.0 (092.-04-61.0), Property No. 1131000400, 52.50 x 83 Angular Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 1041 Geddes St S TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

1041 Geddes St S  
Lot Sub D Bl132tr F&P  
092. - 04 - 61.0  
Property #: 1131000400  
52.50x83 Ang Vac  
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 of \$150 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.

Very Truly Yours,

Matthew D. Oja  
Commissioner

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL  
THE RIGHT, TITLE AND INTEREST OF THE  
CITY OF SYRACUSE IN AND TO 1051 GEDDES  
STREET SOUTH & PUTNAM STREET FOR A  
TOTAL OF \$151.00**

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 1051 Geddes Street South & Putnam Street, being Lot Sub C, Block 132, Tract Fitch & Putnam, Section 092, Block -04, Lot -60.0 (092.-04-60.0), Property No. 1131000500, 51.50 x 48.50 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 1051 Geddes St S & Putnam St TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

1051 Geddes St S & Putnam St  
Lot Sub C Bl132tr F&P  
092. - 04 - 60.0  
Property #: 1131000500  
51.50x48.50 Vac  
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 of \$150 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.

Very Truly Yours,  
  
Matthew D. Oja  
Commissioner

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syr.gov.net

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 102 LANDON AVENUE FOR A TOTAL OF \$151.00**

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 102 Landon Avenue, being Lot P 1 & 2, Block 1012, Tract Furman, Section 084, Block -01, Lot -13.0 (084.-01-13.0), Property No. 1850000500, 40 x 78.50 Wood House and Garage to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 102 Landon Ave TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

102 Landon Ave  
Lot P1&2 Bl1o12 Tr Furman  
084. - 01 - 13.0  
Property #: 1850000500  
4ox78.5o 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 of \$150 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.

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Very Truly Yours,  
  
Matthew D. Oja  
Commissioner

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 1105 MONTGOMERY STREET REAR FOR A TOTAL OF \$151.00**

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 1105 Montgomery Street Rear, being Lot P 3, Block 393, Tract Newell K, Section 085, Block -05, Lot -25.0 (085.-05-25.0), Property No. 1862004601, 33 x 33 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 1105 Montgomery St Rear TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

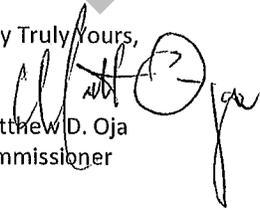
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

1105 Montgomery St Rear  
Lot P 3 Bl 393 Tr Newell K  
085. - 05 - 25.0  
Property #: 1862004601  
33x33 Vac Fp48  
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 of \$150 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.

Very Truly Yours,

  
Matthew D. Oja  
Commissioner

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 104 POND LANE FOR A TOTAL OF \$151.00**

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 104 Pond Lane, being Lot P 62 & 63, Block 102, Tract Law, Section 007, Block -26, Lot -16.0 (007.-26-16.0), Property No. 0171101100, 37 x 99.50 Wood House, Unfinished to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 104 Pond Ln TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

104 Pond Ln  
Lot P62&63 Bl 1o2 Tr Law  
007. - 26 - 16.0  
Property #: 0171101100  
37x99.50 Whxunfin  
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 of \$150 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.

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syr.gov.net

Very Truly Yours

Matthew D. Oja  
Commissioner

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 4418 SALINA STREET SOUTH FOR A TOTAL OF \$151.00**

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 4418 Salina Street South, being Lot P F1 F1 120, Section 071, Block -22, Lot -09.0 (071.-22-09.0), Property No. 1479018302, 133.30 x 110 Masonry Restaurant, Unfinished to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 4418 Salina St S TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

4418 Salina St S  
Lot P Fl Fl 12o  
071. - 22 - 09.0  
Property #: 1479018302  
133.30x110 Mas Rest Unf  
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 of \$150 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.

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syr.gov.net

Very Truly Yours,

Matthew D. Oja  
Commissioner

29

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO 719 SOUTH AVENUE FOR A TOTAL OF \$151.00**

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 719 South Avenue, being Lot 20, Block 5, Tract Solvay Amended, Section 086, Block -06, Lot -26.0 (086.-06-26.0), Property No. 1285007000, 33 x 130 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

Matthew D. Oja  
Commissioner

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

Ann E. Gallagher  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 719 South Ave TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

719 South Ave  
Lot 2o Bl5 Tr Solvay Amd  
086. - 06 - 26.0  
Property #: 1285007000  
33x13o Vac  
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 of \$150 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.

Very Truly Yours,

  
Matthew D. Oja  
Commissioner

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

Office 315 448 8270  
Fax 315 448 8190

assessment@syrgov.net

30

Ordinance No.

2022

**ORDINANCE AUTHORIZING SALE OF ALL  
THE RIGHT, TITLE AND INTEREST OF THE  
CITY OF SYRACUSE IN AND TO 565 1/2  
WESTMORELAND AVENUE FOR A TOTAL OF  
\$151.00**

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 565 1/2 Westmoreland Avenue, being Lot P 59, Block 18, Tract Fairview, Section 037, Block -18, Lot -31.0 (037.-18-31.0), Property No. 1795305300, 2 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for a total of \$151.00; 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 \$150.00 for title work for a total of \$151.00 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 of \$150.00 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

November 16, 2022

**Matthew D. Oja**  
Commissioner

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

**Ann E. Gallagher**  
First Deputy  
Commissioner  
Director of Operations

Attn: Members of the Common Council

Dear City Clerk McBride:

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: 565 1/2 Westmoreland Ave TO GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$151.

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:

565 1/2 Westmoreland Ave  
Lot P59 Bl 18 Tr Fairview  
037. - 18 - 31.0  
Property #: 1795305300  
2 X 132 Vac  
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 of \$150 for title work will be collected and deposited into account 426620 01.

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

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.

Office 315 448 8270  
Fax 315 448 8190

Very Truly Yours,

Matthew D. Oja  
Commissioner

assessment@syrgov.net