



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

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

<b><i>SP-24-31</i></b>	<b><i>Staff Report – March 3, 2025</i></b>
<b><i>Application Type:</i></b>	Special Use Permit
<b><i>Project Address:</i></b>	1205-09 S Geddes St. (092.-18-20.0)
<b><i>Summary of Proposed Action:</i></b>	<p>The property owner is requesting a Special Use Permit to re-establish a business enterprise to be subsumed and governed under the “Food and Beverage, Retail” land use type.</p> <p>The property owner had applied for a Certificate of Use which promoted this Special Use Permit application because the adoption of “ReZone: the City of Syracuse Zoning Ordinance and Official Map”, promulgated new Zone Districts and within each Zone District, new allowed land use types. Under the previous Zoning Ordinance, no land use approval was given since the business was classified as Retail and permitted by right in the BA Zone District. The subject property now within the Neighborhood Center (MX-2) Zone District and “Food and Beverage, Retail” is permitted by Special Use Permit. Therefore, the property owner is required by law to apply for a Special Use Permit for the proposed business, in order to establish their business enterprise and to receive their Certificate of Use business license.</p> <p>The proposed business enterprise is to be called “Mou Stop Shop Market” and operates Monday through Sunday from 7:00PM to 11:00PM. There is one primary structure with a building footprint of 3,008 SF on the property with a lot size of 7,927 SF and no proposed changes to the site. The retail space occupies 915 SF on the first floor.</p>
<b><i>Owner/Applicant</i></b>	Amin Assabahi & Muneef Abdulrab (Owner) Amin Assabahi (Applicant)
<b><i>Existing Zone District:</i></b>	Neighborhood Center (MX-2) Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north are in the Neighborhood Center (MX-2) Zone District and High Density Residential (R5) Zone District; properties to the south are in the Urban Neighborhood (MX-1) Zone District and High Density Residential (R5) Zone District; properties to the west and east are in the High Density Residential (R5) Zone District.
<b><i>Companion Application(s)</i></b>	MiSPR-25-31: Minor site plan review to establish “Food and beverage” land use on the property.
<b><i>Scope of Work:</i></b>	The scope of work includes: 1) establishing a business governed under the “Food and Beverage, Retail” use type; 2) installation of various shelving and appliances to accommodate the operation of a convenience store.
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>• The commercial tenant space was previously occupied by a convenience store named “Cuse Market” and was closed due to illegal spike sales. The Certificate of Use of Cuse Market was expired on 5/8/2019. No valid Certificate of Use has been obtained by the applicant or owner since then.</li> <li>• The property currently has an open violation for the operation of a business without the appropriate Certificate of Use or Conditional Certificate of Use to allow for the operation of said business.</li> <li>• The current applicant attempts to establish the proposed business in January of 2024 by applying for a Certificate of Use for a Food Store named “Mou Stop Shop Market”. The Office of Zoning Administration conditionally approved the Certificate of Use application contingent on property owner applying for a Special</li> </ul>

Use Permit.

- The current applicant is proposing to have tobacco sales and no liquor sales in the proposed business.
- The current applicant attempted to obtain a tobacco license in June of 2024 but was denied due to lack of Certificate of Use, and delinquent taxes.
- The property is not eligible for a tobacco license, as it is near to two municipal parks (Elliott Park at 200 Bradley St & Elliott St & Rowland St; Onondaga-Geddes Playlot at 1233-43 Onondaga St W & Geddes St) and an already existing licensed tobacco retailer (AI's Food Market, located at 1101-09 S Geddes St.). See Figure 3.
- The proposed business is exempt from parking requirements as its floor area is below 1,000SF, in accordance with ReZone, Art. 4, Sec. 4.4B(3).

**Special Use Permit Approval Criteria**

- The proposed use is compatible with surrounding area. The surrounding properties are occupied by public facilities and residential dwelling units. The proposed use is a small convenience store that will be integrated into a residential property and will not disturb existing characteristics of the surrounding area.
- By adopting and addressing the CPTED recommendations and city reviewing agencies' concerns, the impacts of the use on surrounding areas have been adequately minimized.
- The proposed use is consistent with the general purpose and intent of the City of Syracuse's Zoning Ordinance. The proposed use is consistent with the purpose of the MX-2 Zone district which encourages the establishment of nonresidential uses that offer goods and services to surrounding neighborhoods.
- The proposed use complies with all applicable standards of the City of Syracuse's Zoning Ordinance.
- The Comprehensive Plan encourages the revitalization of Syracuse's neighborhood business corridors and improvement of public safety within City neighborhoods. The use is generally consistent with the Comprehensive Plan by establishing commercial land use type along neighborhood business corridor and will improve public safety by adopting CPTED recommendation.
- The use will minimize adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the city by following CPTED recommendation.

**Recommended conditions if approved**

- The applicant shall comply with the general conditions for approval of the Site Plan Review application. (See the attached sheet "General Conditions for Site Plan Review, Special Use Permit and Project Plan Review Approval).
- In addition to the General Conditions, Staff recommend the following specific conditions:
  1. The applicant shall always possess a valid Certificate of Use issued by the City of Syracuse.
  2. No liquor sale proposed by the applicant. Any future liquor sales shall possess a valid New York State liquor license that reflects the correct business name from the appropriate authorities for any sales of alcohol.
  3. The subject location is prohibited selling Tobacco products due to non-

	<p>eligibility to obtain a Local Tobacco Retail license.</p> <ol style="list-style-type: none"> <li>4. Customers or business operators shall not park on the Public Right of Way at the front and side of the building in any circumstance.</li> <li>5. The business owner shall abide by the hours of operation that the Common Council decides upon.</li> <li>6. No cooked or hot food shall be made or sold; any pertinent changes need approval from the Office of Zoning Administration.</li> <li>7. Pursuant to ReZone, Art. 5, Sec. 5.4, the property owner shall obtain all necessary building permits within one year after the date of approval.</li> <li>8. Pursuant to ReZone, Art. 5, Sec. 5.4, the property owner shall meet all conditions within 18 months, or the approval shall become null and void.</li> <li>9. No neon signage and decorative lighting shall be permitted to be on the windows or building façade.</li> </ol>
<b>Zoning Procedural History:</b>	- 12/03/1006   SR-96-02   Site Plan Review to convert existing 2 dwelling units into 3 dwelling units   Approved
<b>Summary of Zoning History:</b>	Site Plan Review SR-96-02 was approved to convert two dwelling units and one commercial space into three dwelling units and one commercial space on the property. The most recent Certificate of Compliance was issued on 11/02/2024, confirming the presence of two dwelling units and one vacant commercial space on the property.
<b>Code Enforcement History:</b>	See attached code enforcement history
<b>Summary of Changes:</b>	This is not a continued application.
<b>Property Characteristics:</b>	<p><b><u>Existing property characteristics:</u></b></p> <p>The subject property at 1205-09 S Geddes St. is an irregularly shaped parcel with a total lot size of 7,927 SF. The property has one primary street frontage, 49.73 FT along S Geddes St on the western property line. The northern property line borders 1203 S Geddes St. with 132 FT, the southern property line borders 1211 S Geddes St. and 312 Elliott St. with 182 FT, and the eastern property line borders 215 Rowland St., 213 Rowland St., and 310 Elliott St. with 99.73 FT.</p>
<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.
<b>Onondaga County Planning Board Referral:</b>	Pursuant to GML §239-l, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board to review.

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

- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Property Survey: “Lot No. 3 & Part of Lot No.7 in Block No. 471, Bradley Tract, Filed 11/23/1870, Map No. 140, City of Syracuse, County of Onondaga, State of New York. Known as 1205-1209 S. Geddes St. Stamped and Signed by Licensed Land Surveyor Colin M. Kraft. Dated 6/14/2019. Scale: 1”= 20’.
- Floor Plan. Prepared by Syracuse Time & Alarm Co., Inc. Dated 08/09/2012. Scale: 1/8”=1’.

**Attachments:**

Special Use Permit Application  
Short Environmental Assessment Form Part 2 & Part 3  
Code Enforcement History

CPTED Survey and Applicant’s responses  
IPS Comments from City Departments



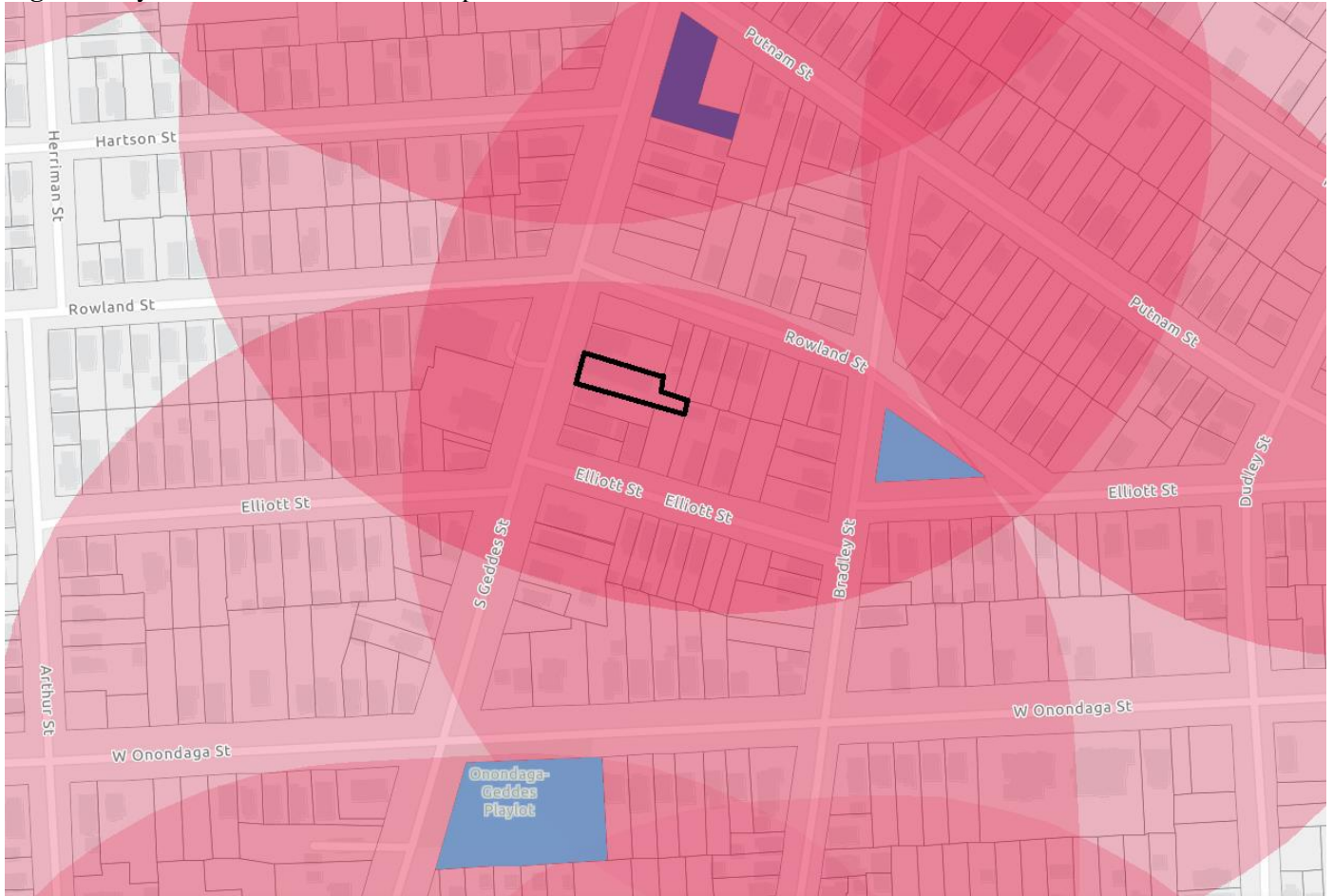


**Figure 2:** Aerial Imagery of Subject Property



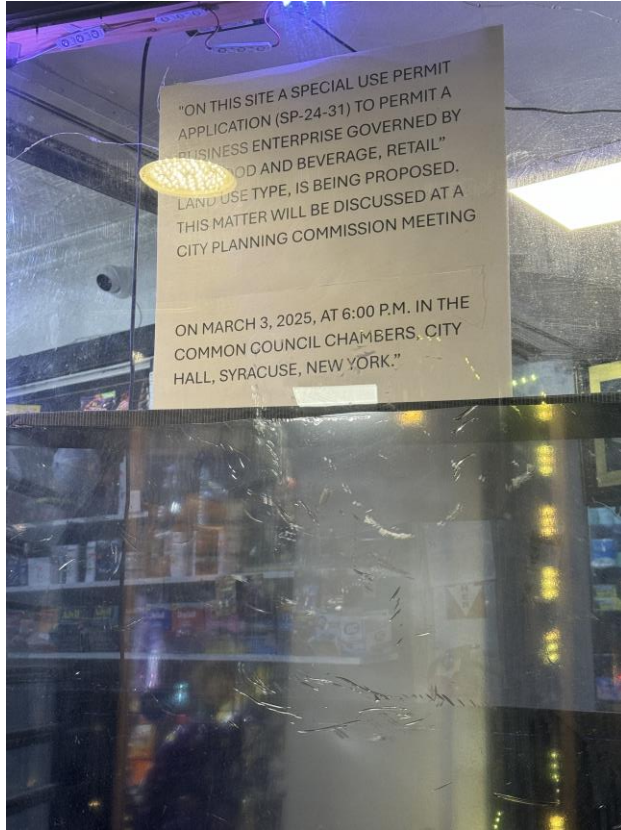
Description: Figure 2 shows satellite imagery of the subject property.  
Image Source: ConnectExplorer™, Eagle View Technology Corporation

**Figure 3: Syracuse Tobacco License Map**



Description: Figure 3 shows the locations of the project site (in black box), active tobacco license (in purple), and municipal parks (in light blue). The pink area is 750-FT buffer of active tobacco license and municipal parks. Tobacco retailers must be at least 750 feet away from any school, city park, or already licensed retailer. As shown in Figure 3, the project site is located within 750 feet from active tobacco license and municipal parks.

Image Source: City Of Syracuse Tobacco License Map





## Special Use Permit Application



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

### Summary of Special Use Permit Procedure

*The Special Use Permit procedure is summarized below. For complete details, see Sections 7.3 and 7.4.B of the Zoning Ordinance.*

1	Pre-Application Conference	Required	
2	Application Submittal and Processing	Submit to Office of Zoning Administration	Submittal and Internal Review
3	Staff Review and Action	Review by Office of Zoning Administration	
4	Scheduling and Notice of Public Hearings	Public hearing required for Common Council	Hearings and Decision-Making
5	Review and Decision	Review and decision by Common Council	
6	Post-Decision Actions and Limitations	Special use permits run with land	

#### 1. Pre-Application Conference

- Opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development

#### 2. Application Submittal and Processing

- Submit to Office of Zoning Administration along with applicable fees

#### 3. Staff Review and Action

- Applications are not considered complete until all required submittals are received
- Includes evaluation of the application under the State Environmental Quality Review Act (SEQR)

#### 4. Scheduling and Notice of Public Hearings

- Once an application is determined ready for a public hearing, it will be scheduled for the next available hearing date with the Common Council
- Notice of hearing is mailed to the applicant (and representative, if any), approximately 10 days prior to hearing
- Unless otherwise notified, all public hearings are held at 1:00 p.m. in Common Council Chambers on the third floor of City Hall

#### 5. Review and Decision

- The Common Council shall hold a public hearing within 62 days of the application being determined complete, unless the applicant consents to an extension
- The decision on the complete application must be made within 62 days of the close of the public hearing

#### 6. Post-Decision Actions and Limitations

- A special use permit shall expire if the authorized use or construction has not obtained all necessary building permits within one year of after the date of special use permit approval
- All conditions of the special use permit approval shall be met within 18 months or the approval shall become null and void



## Special Use Permit Application



### For Office Use Only

Zoning District: \_\_\_\_\_  
Application Number: SP- \_\_\_\_\_ - \_\_\_\_\_  
Date: \_\_\_\_\_

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

## Special Use Permit Application

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

### General Project Information

Business/project name: <b>Mou Stop Shop Market</b>		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): <b>1205-09 S Geddes St</b>		
Lot numbers: <b>092.-18-20.0</b>	Block number:	Lot size (sq. ft.)
Current use of property: <b>Food and beverage retail</b>	Proposed: <b>Food and beverage</b>	
Current number of dwelling units (if applicable): <b>4</b>	Proposed: <b>no change</b>	
Current hours of operation (if applicable): <b>7 AM to 11 PM, 7 days a week</b> Proposed: <b>no change</b>		
Current onsite parking (if applicable): <b>4</b> Proposed: <b>no change</b>		
Zoning (base and any overlay) of property: <b>MX-2</b>		
Companion zoning applications (if applicable, list any related zoning applications): <b>none</b>		
Has the owner obtained a certificate of use: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size:	Type:	Location:
Size:	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary): The existing commercial space is occupied by a "food and beverage retail" use type. Now, the landlord is applying to Establish a "Food and Beverage retail" land use type under the new requirements by ReZone Syracuse code. The store will include sale of consumable products. The landlord is applying for this special use permit in order to obtain a new C of U under the new zoning code.  There will be no change to the current business and interior or exterior layout.		

## Special Use Permit Application



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

### Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.

Print owner's name: Amin Assabahi

Signature: [Signature]

Date: 12/4/24

Mailing address: 1601 Bellevue

Print authorized agent's name:

Date:

Signature:

Mailing address:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

### Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- ☐ **APPLICATION** – filled out completely, dated, and signed by property owner as instructed
- ☐ **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
- ☐ **PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan
- ☐ **PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
- ☐ **APPLICATION FEE** – \$0

Please submit three full sized and one no larger than 11x17" of all of the plans listed below (all plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation.

- ☐ **AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- ☐ **SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

## Special Use Permit Application



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Phone: (315) 448-8640  
Email: [zoning@syr.gov](mailto:zoning@syr.gov)

- Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
- Demolitions and post demolition conditions
- Structures
- Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
- Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning

☒ **FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses

☐ **EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)

☐ **EXTERIOR SIGNAGE DRAWINGS** showing all of the following:

- Size
- Type
- Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)

☐ **JUSTIFICATION FOR WAIVERS** in a short summary, note why waivers are requested in this special use application. For example: Additional signage (more than allowed), parking requirements (less than needed) etc.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Mou Stop Shop Market			
Project Location (describe, and attach a location map): 1205-09 S Geddes St			
Brief Description of Proposed Action: The existing commercial space was occupied by a "food and beverage retail" use type. The C of U for the "food and beverage retail" use type was expired on 2019. Now, the landlord is applying to Establish a "Food and Beverage retail" land use type under the new requirements by ReZone Syracuse code. The store will include sale of consumable products. The landlord is also applying for the new C of U and tobacco license at the same time.			
Name of Applicant or Sponsor: Amin Assabahi		Telephone: 315-484-8927 E-Mail: meenonyc1986@gmail.com	
Address: 1601 Bellevue Ave			
City/PO: Syracuse	State: NY	Zip Code: 13204	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <span style="float: right;">0.182 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">0 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">0.182 acres</span>			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

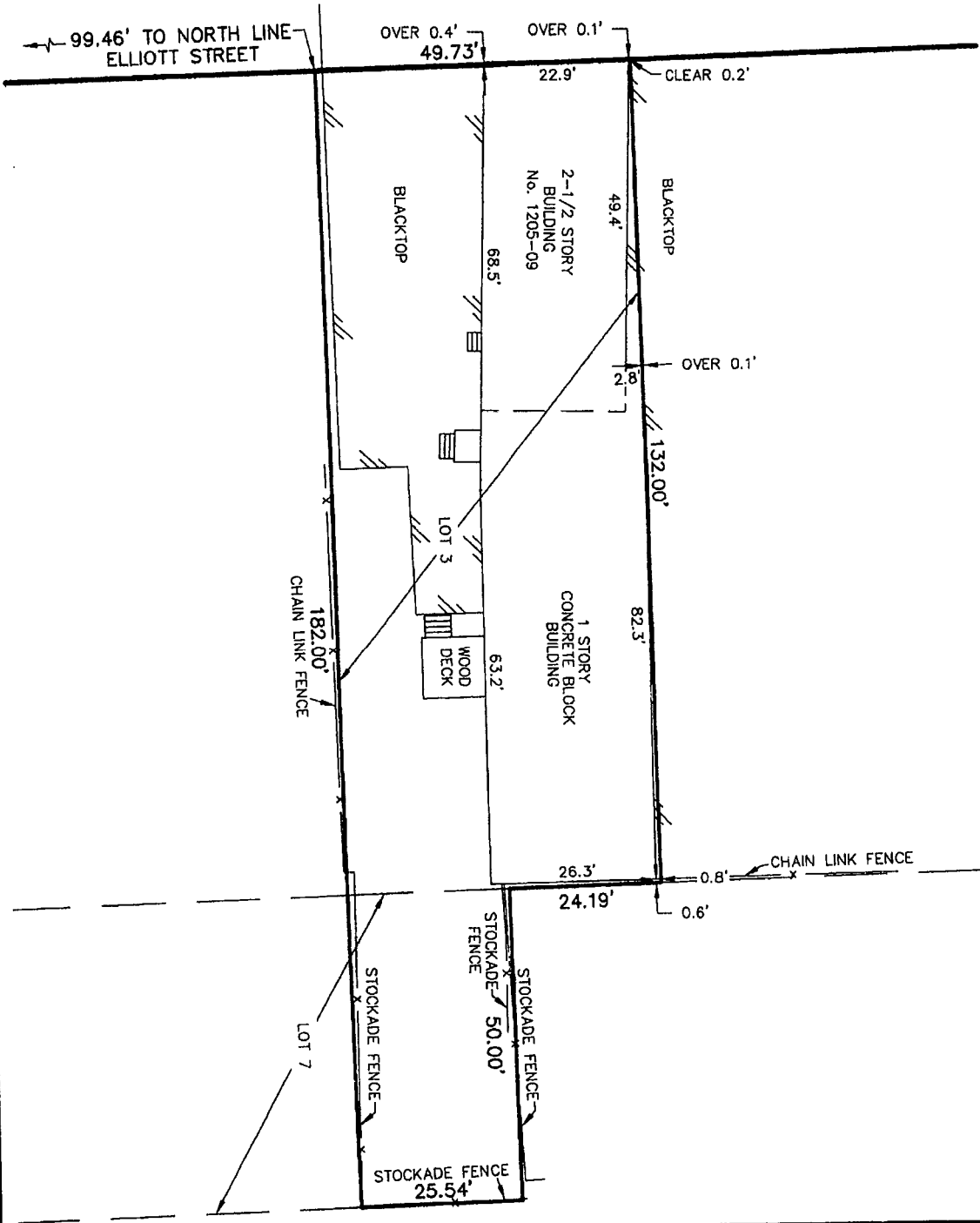


5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			





SOUTH GEDDES STREET



**LAND LINES**

SURVEYING, P.C.

6181 JAMESVILLE TOLL ROAD  
JAMESVILLE, NEW YORK 13078  
315-492-4604

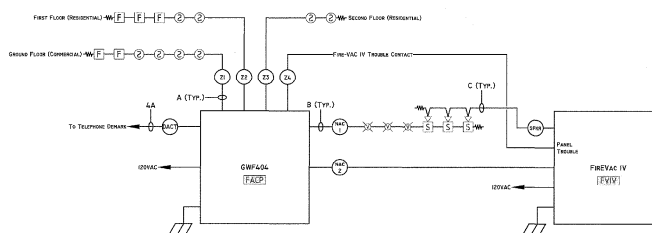
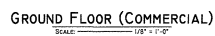
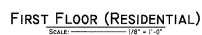
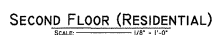
I HEREBY CERTIFY THAT THIS  
IS A CORRECT MAP MADE  
FROM AN ACTUAL SURVEY

*[Signature]*







COLIN M. KRAFT  
LICENSE No. 50450

LOT No. 3 & PART OF LOT No. 7  
IN BLOCK No. 471  
BRADLEY TRACT  
FILED 11/23/1870 MAP No. 140  
CITY OF SYRACUSE  
COUNTY OF ONONDAGA  
STATE OF NEW YORK  
KNOWN AS: 1205-1209 S. GEDDES ST.

DRAWN BY: CMK	DATE: 6/14/2019
SCALE: 1"=20'	DWG.No.: 190628



## SYMBOL LIST

SYMBOL	DESCRIPTION	MODEL
	FIRE ALARM CONTROL PANEL	CMF604
	FIRE EVACUATION PANEL	FIREVAC IV
	PHOTOELECTRIC SMOKE DETECTOR	ZSS w/ DISOLP
	DOUBLE-ACTION MANUAL STATION	MS-2
	SPEAKER SYMBOL (B/75 CANDELA, TEMPORAL OUTPUT U.S.N.)	SPMR
	STROBE (B/ CANDELA U.S.N.)	SR

SYMBOL	DESCRIPTION	MODEL
A	16 / 2 PPL, UNBEELED, TWISTED	WEST POND 990
B	16 / 2 PPL, UNBEELED, TWISTED	WEST POND 996
C	16 / 2 PPL, SHELDED, TWISTED	WEST POND 991

NOTE: THE NUMBER PRECEDING THE DESIGNATED CABLE TYPE INDICATES THE QUANTITY OF THAT TYPE OF CABLE TO BE USED. NO PRECEDING NUMBER INDICATES THAT ONE (1) CABLE IS TO BE USED.

## GENERAL FIRE ALARM NOTES

- (1) NO COMMENTS ALLOWED INTO BOTTOM OF FIRE ALARM CABINETS.
- (2) RIBBON DIAGRAM IS FOR GENERAL PURPOSES PURPOSES ONLY.
- (3) T-TAPPING OF LDCs IS NOT PERMITTED.
- (4) T-TAPPING OF NACS IS NOT PERMITTED.
- (5) T-TAPPING OF SLCS IS PERMITTED.
- (6) WIRING MUST BE IN ACCORDANCE WITH ARTICLE 760, NFPA 70, AND STATE & LOCAL CODES.
- (7) SEPARATE EARTH GROUND REQUIRED. COLD WATERSHED OR APPROVED EQUAL.
- (8) DO NOT USE PAM-1 LEADS TO DIRECTLY CONTROL FAN MOTOR.

  
"OUR CONCERN MAKES THE DIFFERENCE"  
**SYRACUSE TIME & ALARM CO., INC.**  
2201 BURNETT AVENUE  
SYRACUSE, NY 13206  
PH. 315-453-1254  
FAX 315-453-0006  
1115 UPPER FRONT STREET  
BINGHAMTON, NY 13905  
PH. 607-722-5200  
FAX 607-722-2124  
[HTTP://WWW.SYRTIME.COM](http://www.syrtime.com)

THIS IS A TYPICAL DRAWING AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING BY ITSELF. IT SHALL BE UTILIZED IN CONJUNCTION WITH THE CONTRACT PLANS AND SPECIFICATIONS. THESE DRAWINGS WERE PRODUCED AS AN AID FOR THE INSTALLATION USING DOCUMENTATION.

STA ASSUMES NO RESPONSIBILITY FOR CHANGES IN EQUIPMENT, PLANT, SCOPE OF THE SYSTEM OR FUNCTIONALITY. ALL QUESTIONS OR CONCERNS MUST BE SUBMITTED IN WRITING TO AN STA REPRESENTATIVE OR TO EQUIPMENT MANUFACTURER.

THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE PROPERTY OF STA AND IS INTENDED SOLELY FOR USE BY AUTHORIZED PERSONNEL ONLY. THESE DRAWINGS AND INFORMATION CONTAINED ON THEM SHALL NOT BE DISTRIBUTED TO OTHERS WITHOUT PRIOR WRITTEN PERMISSION BY AN AUTHORIZED STA OFFICIAL ONLY.

N.Y.S. LICENSE#  
12000032805

DATE	REVISION

1205 SOUTH GEDDES  
SYRACUSE, NEW YORK 13204

## FIRE ALARM SYSTEM

### SYSTEM LAYOUT & RISER DIAGRAM

PROJECT NUMBER: <b>TBD</b>		DRAWN BY: <b>WAR</b>	
DATE: <b>9-AUG-2012</b>		CHECKED BY: <b>MJS</b>	
SCALE: (SHEET 0F 24) <b>1/8" = 1'-0"</b>		APPROVED BY: <b>MJS</b>	
DRAWING NUMBER: <b>TBD</b>		SIZE: <b>1</b>	REVISION: <b>0</b>
DATE ISSUED:	<b>10-AUG-12</b>		



1205 S Geddes St

CPTED Assessment by Syracuse Police Department - Lt. JM Giarrusso

## Surveillance



Currently there is no view into the store from the outside. It appears there is shelving and other objects covering the windows. There are also multi colored lights on the windows. There are metal bars on the door to the entrance that allow for some view into the store while adding a security measure. There are no lights on within the store.

There appears to be a surveillance system with cameras on the exterior of the establishment.

The dumpster is placed in a manner that allows for an area of concealment from the road or from the door on the southside of the store.

### **Recommendation (The applicant has provided responses in red):**

**-Remove items from the windows that are causing obstructions to view. Clear windows will allow for natural surveillance into and out of the store.**

**Items removed from windows for natural surveillance.**

**-Remove excess colorful lighting. For example, the "ATM" sign can be smaller and not lit up.**

**Colorful lights and atm turned off.**

-Keep interior lights on at night to allow for surveillance into the establishment. This will allow for natural surveillance as well as make the store a less appealing target for burglaries.

**Lighting will be kept on at night for surveillance.**

-Cameras act as a deterrent. Ensure that the system is working properly, is high quality and is accessible to employees.

**Cameras are on and functioning.**

-The dumpster should be moved to the back of the lot into a corner where it would not create an easy place to hide.

**Dumpster is a barrier between commercial parking and tenant parking and privacy. Also can not be pushed back due to grass in the back and accessibility for dump pickup. Will have a fence put up summertime to contain and hide the dumpster.**

Access control/Territorial Reinforcement



Currently there is no sign on the establishment showing what it is. There is a path from sidewalk to front door for pedestrian access. It appears there is very little parking, if any at all. There are apartments in the rear of the building so access to those cannot be blocked by parked vehicles.

**Recommendations:**

-Add a sign for the store. This should be above the door to show passersby where the establishment is. Avoid signs that are constructed with lighting that cause unnecessary light pollution and glare.

**Zoning will not allow me to put up a sign until the special use permit is complete.**

-Clearly show where parking is supposed to be. Currently, it appears that patrons are supposed park on S. Geddes St., or directly in front of the entrance. There could be parking on the southside of the store but it should be noted that space needs to be left for vehicles to access the rear of the building where the apartments are.

**2 car parking is on the side of the store on the property.**

-To prevent patrons from driving in front of the store, place bollards or planters for a more visual appealing barrier.

**Bollards have been placed.**

Lighting

Three lights are above the establishment in the front and there is a smaller light placed in the doorway.

**Recommendation:**

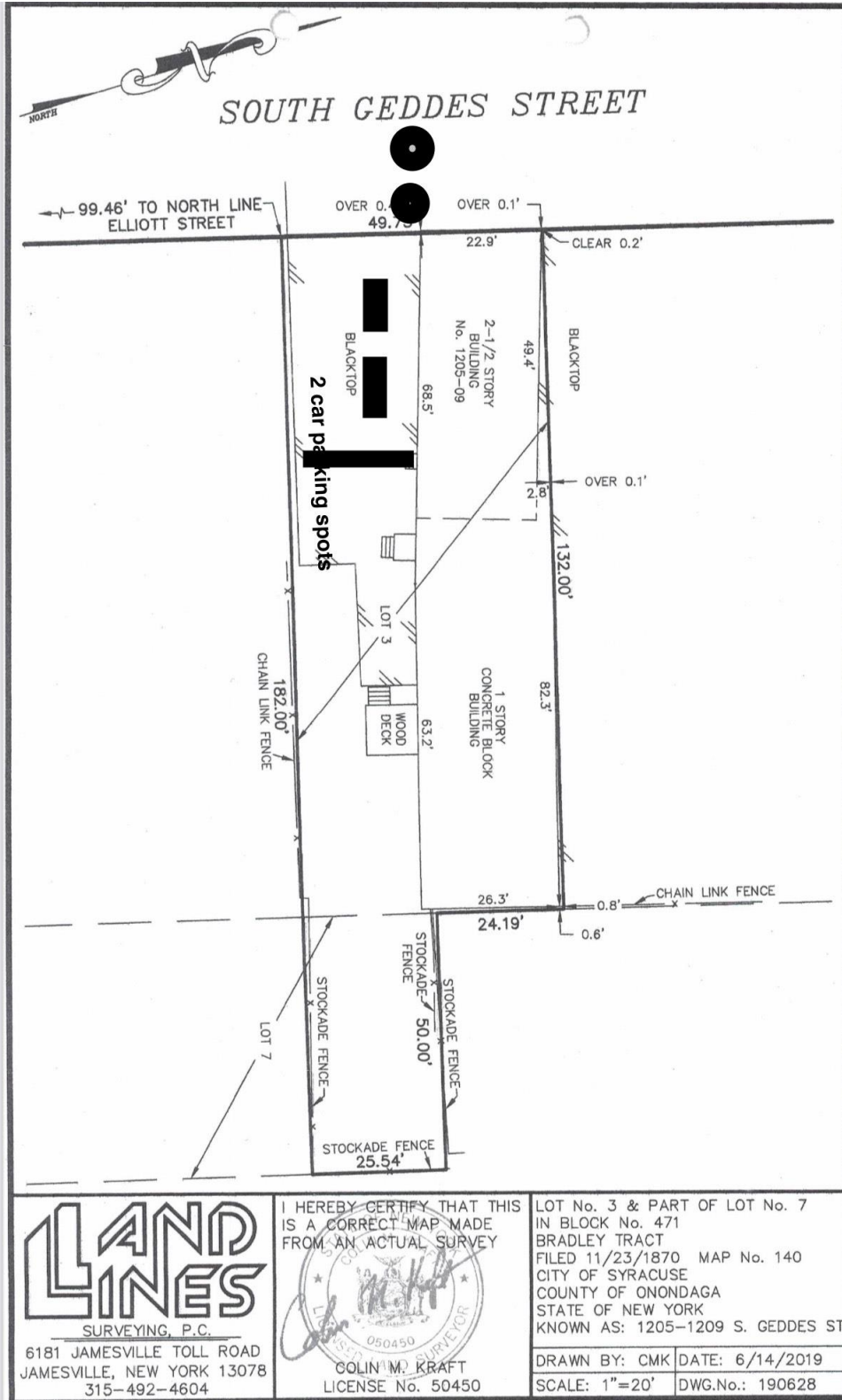
-These light fixtures can be changed to ones that direct the light downwards and light up the area in front of the store. The current fixtures create unnecessary glare and light pollution.

-4,000 Kelvin lighting is best for security

-Lighting should be added to the southside of the store where parking will most likely be.

**The light fixtures are the kind that direct light to the ground. Also, the light fixtures are up to code for commercial use. I had a meeting with zoning regarding these recommendations and we all agree the lighting is up to codes and does not cause any unnecessary glare or light pollution. Lights have also been added to the southside of the store where parking will be.**

Supplementary Photos submitted by the Applicant for CPTED Assessment









Project: SP-24-31

Date: 3/3/2025

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

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

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

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

Project: SP-24-31

Date: 3/3/2025

### ***Short Environmental Assessment Form***

#### ***Part 3 Determination of Significance***

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse City Planning Commission <hr style="border: 0; border-top: 1px solid black;"/> Name of Lead Agency	3/3/2025 <hr style="border: 0; border-top: 1px solid black;"/> Date
Steven Kulick <hr style="border: 0; border-top: 1px solid black;"/> Print or Type Name of Responsible Officer in Lead Agency	Chairperson <hr style="border: 0; border-top: 1px solid black;"/> Title of Responsible Officer
<hr style="border: 0; border-top: 1px solid black;"/> Signature of Responsible Officer in Lead Agency	<hr style="border: 0; border-top: 1px solid black;"/> Signature of Preparer (if different from Responsible Officer)

## City of Syracuse

**Parcel History**

01/01/1900 - 02/25/2025

Tax Map #: 092.-18-20.0

Owners: Amin Assabahi, Muneef Abdulrab

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	12/02/96	Project	Site Plan Review	Approved	SR-96-02   CONVERT 2 TO 3 UNITS PLUS BUSINESS
1205-09 Geddes St S	03/22/12	Completed Complaint	Illegal Trash Set Out	Completed	2012-05969   1207 S Geddes St Sani List
1205-09 Geddes St S	03/22/12	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	03/23/12	Completed Complaint	Tire Pickup (4/yr)	Completed	2012-05984   2 tires
1205-09 Geddes St S	03/26/12	Completed Complaint	Tire Pickup (4/yr)	Completed	2012-05985   couch 5 bags
1205-09 Geddes St S	09/21/12	Permit Application	Com. Reno/Rem/Chg Occ	Issued	06449   Build-out of the third floor (previously an unfinished attic space) of type [Va] construction per the attached architectural plans dated (08-11-2012) for use as (2) additional bedrooms as part of an existing [R-3] occupancy apartment. Comply with all attached reviews and approvals. Separate permits are required for any and all electric, fire alarms, HVAC, etc... . Comply with Chapter 33 of the Building Code of New York State for safeguards during construction.  Contact : - William Benshidah - 1-315-395-1138 - Louis Boisnier - (Architect)
1205-09 Geddes St S	10/01/12	Closed Permit	Com. Reno/Rem/Chg Occ	Canceled	06449   Build-out of the third floor (previously an unfinished attic space) of type [Va] construction per the attached architectural plans dated (08-11-2012) for use as (2) additional bedrooms as part of an existing [R-3] occupancy apartment. Comply with all attached reviews and approvals. Separate permits are required for any and all electric, fire alarms, HVAC, etc... . Comply with Chapter 33 of the Building Code of New York State for safeguards during construction.  Contact : - William Benshidah - 1-315-395-1138 - Louis Boisnier - (Architect)
1205-09 Geddes St S	10/02/12	Inspection	Fire Inspector Notification	Pass	
1205-09 Geddes St S	10/02/12	Inspection	Initial Inspection	N/A	
1205-09 Geddes St S	10/05/12	Inspection	Progress Inspection	No Work Started	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	11/14/12	Inspection	Progress Inspection	No Work Started	09837   REPLACE DAMAGED ELECTRIC SERVICE CABLE
1205-09 Geddes St S	12/05/12	Inspection	Progress Inspection	No Work Started	
1205-09 Geddes St S	01/15/13	Permit Application	Electric	Issued	
1205-09 Geddes St S	01/16/13	Inspection	Inspector Notification	No Work Started	09837   REPLACE DAMAGED ELECTRIC SERVICE CABLE   Completed #09837
1205-09 Geddes St S	01/17/13	Inspection	Progress Inspection	No Work Started	
1205-09 Geddes St S	01/22/13	Inspection	Service Inspection	Pass	
1205-09 Geddes St S	01/25/13	Completed Permit	Electric	Completed - No	10442   (Permit #06449 was issued for this work and then cancelled by the contractor - this permit is for the same scope of work - New Contractor.)  Build-out of the third floor (previously an unfinished attic space) of type [Va] construction per the attached architectural plans dated (08-11-2012) for use as (2) additional bedrooms as part of an existing [R-3] occupancy apartment. Comply with all attached reviews and approvals. Separate permits are required for any and all electric, fire alarms, HVAC, etc... . Comply with Chapter 33 of the Building Code of New York State for safeguards during construction.  Contact : - Jon Angarano - 1-315-345-1607 - Louis Boismier - (Architect)
1205-09 Geddes St S	03/27/13	Permit Application	Com. Reno/Rem/Chg Occ	Issued	
1205-09 Geddes St S	03/27/13	Permit Application	HVAC/Mechanical	Issued	
1205-09 Geddes St S	03/28/13	Inspection	Inspector Notification	In Progress	10589
1205-09 Geddes St S	04/04/13	Inspection	Inspector Notification	In Progress	
1205-09 Geddes St S	04/04/13	Inspection	Fire Inspector Notification	In Progress	
1205-09 Geddes St S	04/05/13	Permit Application	Electric	Issued	10519   Electric work 2nd and 3rd floor rear apartment.  L & S ELECTRIC
1205-09 Geddes St S	04/08/13	Inspection	Inspector Notification	Pass	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	04/08/13	Inspection	Progress Inspection	In Progress	
1205-09 Geddes St S	04/08/13	Inspection	Progress Inspection	In Progress	
1205-09 Geddes St S	04/10/13	Inspection	Progress Inspection	In Progress	
1205-09 Geddes St S	04/11/13	Inspection	Progress Inspection	No Progress	
1205-09 Geddes St S	04/17/13	Inspection	Progress Inspection	In Progress	
1205-09 Geddes St S	04/22/13	Inspection	Rough-In Wiring Before Enclosing	Pass	
1205-09 Geddes St S	04/24/13	Inspection	Progress Inspection	In Progress	
1205-09 Geddes St S	04/26/13	Inspection	Progress Inspection	In Progress	
1205-09 Geddes St S	05/01/13	Inspection	Progress Inspection	No Progress	
1205-09 Geddes St S	05/08/13	Inspection	Progress Inspection	In Progress	
1205-09 Geddes St S	05/10/13	Inspection	Progress Inspection	<None>	
1205-09 Geddes St S	05/10/13	Inspection	Progress Inspection	In Progress	
1205-09 Geddes St S	05/14/13	Inspection	Progress Inspection	Fail	
1205-09 Geddes St S	05/17/13	Completed Complaint	Bulk Household Items	Completed	2013-10850   couch
1205-09 Geddes St S	05/17/13	Inspection	Progress Inspection	In Progress	
1205-09 Geddes St S	05/22/13	Inspection	Progress Inspection	Pass	
1205-09 Geddes St S	05/23/13	Completed Permit	HVAC/Mechanical	Certificate Issued	10589   Certificate of Completion #10589
1205-09 Geddes St S	05/28/13	Inspection	Progress Inspection	No Progress	
1205-09 Geddes St S	05/31/13	Inspection	Progress Inspection	No Progress	
1205-09 Geddes St S	06/12/13	Inspection	Progress Inspection	In Progress	
1205-09 Geddes St S	06/27/13	Inspection	Final Inspection	Pass	
1205-09 Geddes St S	07/02/13	Completed Complaint	DeadAnimal in Right ofWay	Completed	2013-16336   dead cat
1205-09 Geddes St S	07/12/13	Completed Permit	Electric	Certificate Issued	10519   Electric work 2nd and 3rd floor rear apartment.  L & S ELECTRIC   Certificate of Completion #10519
1205-09 Geddes St S	07/22/13	Inspection	Final Fire Inspection	Pass	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	07/22/13	Inspection	Final Inspection	Pass	
1205-09 Geddes St S	08/09/13	Completed Complaint	Tire Pickup (4/yr)	Completed	2013-19442   2 tires
1205-09 Geddes St S	08/20/13	Periodic Inspection	C of C	CC - Valid/Cert	
1205-09 Geddes St S	10/04/13	Completed Complaint	Illegal Trash Set Out	Completed	2013-24411   sani list
1205-09 Geddes St S	12/03/13	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	12/03/13	Violation	2010 IMC - Section 504.1 - General	Closed	
1205-09 Geddes St S	12/04/13	Inspection	Fire Safety Inspection	Pass	
1205-09 Geddes St S	12/04/13	Violation	SPCC - Section 27-43 (e) (1) Supervised Detection/Alarm System	Closed	
1205-09 Geddes St S	12/04/13	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
1205-09 Geddes St S	12/04/13	Violation	2010 IFC - Section 605.5 - Extension cords	Closed	
1205-09 Geddes St S	12/04/13	Violation	2010 IFC - Section 907.1 - General	Closed	
1205-09 Geddes St S	12/04/13	Violation	2010 IFC - Section 907.20 - Inspection, testing and maintenance	Closed	
1205-09 Geddes St S	12/13/13	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	12/17/13	Completed Complaint	Property Maintenance-Int	Completed	2013-28320   Store inspections group
1205-09 Geddes St S	12/17/13	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	05/15/14	Completed Complaint	Fire Safety	Completed	2013-28309   Final inspection by Gary Butler - Complete
1205-09 Geddes St S	12/18/14	Completed Complaint	Bulk Household Items	Completed	2014-31133   carpet
1205-09 Geddes St S	02/10/15	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	02/10/15	Violation	2010 IMC - Section 107.1.3 - Structure Unfit for Human Occupancy	Closed	
1205-09 Geddes St S	02/10/15	Violation	2010 IMC - Section 602.3 - Heat supply	Closed	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	02/17/15	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	03/03/15	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	03/04/15	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	10442   (Permit #06449 was issued for this work and then cancelled by the contractor - this permit is for the same scope of work - New Contractor.)  Build-out of the third floor (previously an unfinished attic space) of type [Va] construction per the attached architectural plans dated (08-11-2012) for use as (2) additional bedrooms as part of an existing [R-3] occupancy apartment. Comply with all attached reviews and approvals. Separate permits are required for any and all electric, fire alarms, HVAC, etc... . Comply with Chapter 33 of the Building Code of New York State for safeguards during construction.  Contact : - Jon Angarano - 1-315-345-1607 - Louis Boisnier - (Architect)   Certificate of Occupancy #10442
1205-09 Geddes St S	03/16/15	Completed Complaint	Illegal Trash Set Out	Completed	2015-04363   code violation
1205-09 Geddes St S	03/16/15	Completed Complaint	Illegal Trash Set Out	Completed	2015-04370   code violation (1207 S. Geddes St)
1205-09 Geddes St S	03/20/15	Completed Complaint	Illegal Trash Set Out	Completed	2015-05080   code violation
1205-09 Geddes St S	03/20/15	Completed Complaint	Trash Skip	Completed	2015-05091   trash not picked up
1205-09 Geddes St S	03/30/15	Inspection	Codes Electric - Licensing	Fail	
1205-09 Geddes St S	03/30/15	Inspection	Codes - Licensing	Pass	
1205-09 Geddes St S	03/30/15	Inspection	Fire Prevention - Licensing	Pass	
1205-09 Geddes St S	03/30/15	Violation	2010 IFC - Section 605.6 - Unapproved conditions	Closed	
1205-09 Geddes St S	03/30/15	Violation	SPCC - Section 27-57 (a) (7) - Wiring/Equip. Not Secured	Closed	
1205-09 Geddes St S	03/30/15	Violation	SPCC - Section 27-57 (a) (7) - Wiring/Equip. Not Secured	Closed	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	04/24/15	Inspection	Codes Electric - Licensing	Pass	
1205-09 Geddes St S	05/11/15	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	07/10/15	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	09/04/15	Completed Complaint	Illegal Trash Set Out	Completed	2015-25236   code violation (business trash)
1205-09 Geddes St S	09/30/15	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	10/14/15	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	10/14/15	Violation	2010 IMC - Section 605.1 - Installation	Closed	
1205-09 Geddes St S	10/14/15	Violation	2010 IMC - Section 603.1 - Mechanical appliances	Closed	
1205-09 Geddes St S	10/14/15	Violation	2010 IMC - Section 704.2 - Smoke alarms	Closed	
1205-09 Geddes St S	10/14/15	Violation	2010 IMC - Section 302.1 - Sanitation	Closed	
1205-09 Geddes St S	11/12/15	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	12/11/15	Inspection	Complaint Re-Inspection	N/A	
1205-09 Geddes St S	01/05/16	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	01/08/16	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	01/14/16	Inspection	Complaint Inspection	N/A	
1205-09 Geddes St S	01/23/16	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	01/25/16	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	03/22/16	Completed Complaint	Property Maintenance- Int	Completed	2016-06202   Apt. 2...problems with outlets, heat not working well, bathtub not woking, no key for back door. Please see 2015-28798.
1205-09 Geddes St S	03/22/16	Inspection	Complaint Inspection	N/A	
1205-09 Geddes St S	03/25/16	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	04/15/16	Inspection	Complaint Re-Inspection	In Progress	
1205-09 Geddes St S	05/11/16	Inspection	Complaint Re-Inspection	N/A	
1205-09 Geddes St S	05/12/16	Completed Complaint	Property Maintenance- Int	Completed	2015-02551   Apt 1: no heat



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	05/12/16	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	05/19/16	Completed Complaint	Property Maintenance-Int	Completed	2015-28798   2nd Floor: Oven turns on by itself, water leaking into downstairs apt, temperature gauge very hot to the touch.
1205-09 Geddes St S	05/19/16	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	05/23/16	Violation	SPCC - Section 27-57 (a) (19) - Switch/Outlet is Damaged/ Unserviceable	Closed	
1205-09 Geddes St S	05/23/16	Violation	2010 IMC - Section 308.1 - Infestation	Closed	
1205-09 Geddes St S	05/23/16	Violation	2010 IMC - Section 504.1 - General	Closed	
1205-09 Geddes St S	05/23/16	Violation	2010 IMC - Section 602.3 - Heat supply	Closed	
1205-09 Geddes St S	05/23/16	Violation	2010 IMC - Section 305.4 - Stairs and walking surfaces	Closed	
1205-09 Geddes St S	05/23/16	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	05/30/16	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	06/01/16	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	07/14/16	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	07/15/16	Completed Complaint	Illegal TV Set Out	Completed	2016-19934   illegal tv set out
1205-09 Geddes St S	07/22/16	Completed Complaint	Property Maintenance-Int	Completed	2016-13202   aka 1207 S Geddes- No Heat
1205-09 Geddes St S	07/22/16	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	07/29/16	Completed Complaint	Illegal Trash Set Out	Completed	2016-21492   code violation
1205-09 Geddes St S	08/05/16	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	08/05/16	Violation	2010 IMC - Section 308.1 - Infestation	Closed	
1205-09 Geddes St S	08/05/16	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1205-09 Geddes St S	08/16/16	Periodic Inspection	Smoke Certification	SC - Issued	
1205-09 Geddes St S	08/16/16	Inspection	Complaint Re-Inspection	In Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	08/22/16	Completed Complaint	Infestation	Completed	2016-22445   Apt 1: Flea infestation in basement
1205-09 Geddes St S	08/24/16	Inspection	Complaint Re-Inspection	Pass	
1205-09 Geddes St S	12/05/16	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	12/06/16	Violation	2015 IMPC - 602.2 - Residential Occupancies	Closed	
1205-09 Geddes St S	12/06/16	Violation	2015 IMPC - 602.3 - Heat Supply	Closed	
1205-09 Geddes St S	12/13/16	Inspection	Complaint Inspection	In Progress	2016-33394   No heat on 1st Floor
1205-09 Geddes St S	12/22/16	Inspection	Complaint Re-Inspection	In Progress	
1205-09 Geddes St S	12/27/16	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	12/30/16	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	01/05/17	Completed Complaint	Property Maintenance-Int	Completed	
1205-09 Geddes St S	01/05/17	Inspection	Complaint Inspection	Pass	2017-00665   code violation-heavy can
1205-09 Geddes St S	01/10/17	Completed Complaint	Illegal Trash Set Out	Completed	
1205-09 Geddes St S	01/11/17	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	01/11/17	Violation	SPCC - Section 27-57 (a) (19) - Switch/Outlet is Damaged/ Unserviceable	Closed	
1205-09 Geddes St S	01/11/17	Violation	2015 IPMC Section 304.10 Stairs, Decks, Porches	Closed	
1205-09 Geddes St S	01/11/17	Violation	2015 IPMC Section 304.13.1 Glazing	Closed	
1205-09 Geddes St S	01/11/17	Violation	2015 IPMC Section 304.13 Weathertight Window, Door Frames	Closed	
1205-09 Geddes St S	01/11/17	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1205-09 Geddes St S	01/19/17	Inspection	Complaint Inspection	N/A	
1205-09 Geddes St S	01/19/17	Inspection	Complaint Re-Inspection	Fail	
1205-09 Geddes St S	01/24/17	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	01/26/17	Inspection	Complaint Re-Inspection	No Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	02/07/17	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	02/14/17	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	02/17/17	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	02/28/17	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	03/10/17	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	03/17/17	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	03/17/17	Violation	2015 IMPC - 602.3 - Heat Supply	Closed	
1205-09 Geddes St S	03/17/17	Violation	2015 IMPC - 304.15 - Doors	Closed	
1205-09 Geddes St S	03/17/17	Violation	2015 IMPC - 304.13 - Window, Skylight and Door Frames	Closed	
1205-09 Geddes St S	03/17/17	Violation	2015 IFC - 915.4 - Carbon Monoxide Alarms	Closed	
1205-09 Geddes St S	03/20/17	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	03/24/17	Completed Complaint	Illegal Trash Set Out	Completed	2017-06539   code violation
1205-09 Geddes St S	03/29/17	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	03/31/17	Completed Complaint	Illegal TV Set Out	Completed	2017-07232   illegal tv set out
1205-09 Geddes St S	04/03/17	Inspection	Complaint Re-Inspection	Fail	
1205-09 Geddes St S	04/10/17	Completed Complaint	Lead Violations	Completed	L00234   Presence of Lead identified by OCHD
1205-09 Geddes St S	04/17/17	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	04/26/17	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	05/01/17	Completed Complaint	Illegal Trash Set Out	Completed	2017-06644   Caller states that there are several bags of trash,Televisions and furniture all over the sidewalk in front of this address.
1205-09 Geddes St S	05/09/17	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	05/17/17	Completed Complaint	Property Maintenance-Int	Completed	2017-01959   Apt 2: No heat
1205-09 Geddes St S	06/02/17	Completed Complaint	Property Maintenance-Int	Completed	2017-00820   aka 1207 S Geddes St Apt 1 Rear: One room full of excessive moisture, in walls and windows

City of Syracuse  
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Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	06/02/17	Completed Complaint	Property Maintenance- Int	Completed	2017-01264   Apt. 1 Rear - No Power & No Heat. (Addition to 2017-00820)
1205-09 Geddes St S	06/02/17	Inspection	Complaint Re-Inspection	Pass	
1205-09 Geddes St S	06/02/17	Inspection	Complaint Re-Inspection	Pass	
1205-09 Geddes St S	06/05/17	Completed Complaint	Illegal Trash Set Out	Completed	2017-15045   code violation
1205-09 Geddes St S	06/06/17	Inspection	Codes Electric - Licensing	Fail	
1205-09 Geddes St S	06/06/17	Inspection	Codes - Licensing	Fail	
1205-09 Geddes St S	06/06/17	Inspection	Fire Prevention - Licensing	In Progress	
1205-09 Geddes St S	06/08/17	Violation	2015 IFC - 1031.2 - Reliability	Closed	
1205-09 Geddes St S	06/08/17	Violation	2015 IFC - 904.12.6.2 - Extinguishing System Service	Closed	
1205-09 Geddes St S	06/08/17	Violation	2015 IFC - 904.12.5.2 - Class K Portable Fire Extinguishers for Deep Fat Fryers	Closed	
1205-09 Geddes St S	06/08/17	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
1205-09 Geddes St S	06/30/17	Inspection	Codes Electric - Licensing	Fail	
1205-09 Geddes St S	06/30/17	Inspection	Codes - Licensing	No Progress	29371   electric
1205-09 Geddes St S	08/14/17	Permit Application	Electric	Issued	
1205-09 Geddes St S	08/15/17	Inspection	Inspector Notification	In Progress	
1205-09 Geddes St S	08/31/17	Inspection	Progress Inspection	No Progress	
1205-09 Geddes St S	09/05/17	Inspection	Fire Prevention - Licensing	Pass	
1205-09 Geddes St S	09/05/17	Inspection	Fire Prevention - Licensing	Pass	
1205-09 Geddes St S	09/18/17	Completed Permit	Electric	Certificate Issued	29371   electric   Certificate of Completion #29371
1205-09 Geddes St S	09/18/17	Inspection	Progress Inspection	Pass	

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Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	11/02/17	Inspection	Codes Electric - Licensing	Pass	
1205-09 Geddes St S	11/02/17	Inspection	Codes - Licensing	Pass	
1205-09 Geddes St S	05/17/18	Completed Complaint	Trash/Debris-Private, Occ	Completed	2018-13722
1205-09 Geddes St S	05/17/18	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	06/07/18	Completed Complaint	Property Maintenance-Int	Owner Compliance	2018-16373   Mold in the bathroom and backroom
1205-09 Geddes St S	08/31/18	Completed Complaint	Bulk Household Items	Completed	2018-26429   2 mattresses...knows limits
1205-09 Geddes St S	07/09/19	Inspection	Codes Electric - Licensing	Pass	
1205-09 Geddes St S	07/09/19	Inspection	Codes - Licensing	Fail	
1205-09 Geddes St S	07/09/19	Inspection	Fire Prevention - Licensing	In Progress	
1205-09 Geddes St S	07/17/19	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	07/25/19	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	07/25/19	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
1205-09 Geddes St S	08/07/19	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	08/09/19	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	08/20/19	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	09/13/19	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	09/16/19	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	09/16/19	Violation	SGOC - Section 27-72 - Lawn, bushes and hedges overgrown spc	Closed	
1205-09 Geddes St S	09/16/19	Violation	SGOC - Section 27-72 - Lawn, bushes and hedges overgrown spc	Closed	
1205-09 Geddes St S	09/20/19	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	09/24/19	Completed Complaint	Overgrowth: Private, Occ	Completed	2019-26312   Overgrowth



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Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	09/25/19	Completed Complaint	Overgrowth: Private, Occ	Completed	2019-25557   Tall grass growing up around two full commercial trash cans that have been sitting on the curb for weeks.
1205-09 Geddes St S	09/25/19	Inspection	Complaint Re-Inspection	Pass	
1205-09 Geddes St S	10/01/19	Completed Complaint	Property Maintenance-Ext	Closed - Risk	2019-19490   Tenant installed a pool in front yard (See Code Staff note)
1205-09 Geddes St S	10/01/19	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	10/18/19	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	10/29/19	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/04/19	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/12/19	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	11/12/19	Violation	2015 IMPC - 602.3 - Heat Supply	Closed	
1205-09 Geddes St S	11/12/19	Violation	2015 IMPC - 505.4 - Water Heating Facilities	Closed	
1205-09 Geddes St S	11/12/19	Violation	2015 IPMC Section 304.15 Doors And Locks	Closed	
1205-09 Geddes St S	11/12/19	Violation	2015 IMPC - 504.1 - General	Closed	
1205-09 Geddes St S	11/12/19	Violation	2015 IMPC - Section 108.1.3 - Structure Unfit for Human Occupancy	Closed	
1205-09 Geddes St S	11/18/19	Inspection	Complaint Re-Inspection	N/A	
1205-09 Geddes St S	11/18/19	Inspection	Complaint Re-Inspection	N/A	
1205-09 Geddes St S	11/19/19	Inspection	Complaint Inspection	N/A	
1205-09 Geddes St S	11/25/19	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	11/27/19	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	12/05/19	Inspection	Complaint Re-Inspection	In Progress	
1205-09 Geddes St S	12/19/19	Completed Complaint	Infestation	Completed	2019-28508   Apt 2 - Massive flea infestation reported (instructed tenant to gather evidence). Amended 11/12: no heat/no hot water, garbage not being picked up, bathroom sink doesnt drain, malfunction on dead bolt lock

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Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	12/19/19	Inspection	Complaint Re-Inspection	Pass	
1205-09 Geddes St S	01/10/20	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	03/23/20	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	04/27/20	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	05/27/20	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	06/29/20	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	07/28/20	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	08/13/20	Inspection	Complaint Re-Inspection	Fail	
1205-09 Geddes St S	08/13/20	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
1205-09 Geddes St S	08/24/20	Completed Complaint	Smoke Alarm Certification	Completed	2020-14003   Smoke cert
1205-09 Geddes St S	08/25/20	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	09/01/20	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	09/02/20	Completed Complaint	Property Maintenance- Ext	Completed	2020-17949   Trash and debris on property at 1207 S Geddes St and they are dumping onto 1209 S Geddes St. Several large items dumped onto 1209 S Geddes St. sofa, broken mirror and bbq grill.
1205-09 Geddes St S	09/15/20	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	09/16/20	Violation	2015 IMPC - Section 108.1.3 - Structure Unfit for Human Occupancy	Closed	
1205-09 Geddes St S	09/16/20	Violation	2020 PMCNYS - Section 501.2 - Responsibility	Closed	
1205-09 Geddes St S	09/16/20	Violation	2020 PMCNYS - Section 506.2 - Maintenance	Closed	
1205-09 Geddes St S	09/16/20	Violation	2020 PMCNYS - Section 603.1 - Mechanical equipment and appliances	Closed	
1205-09 Geddes St S	09/16/20	Violation	2020 PMCNYS - Section 604.1 - Facilities required	Closed	

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Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	09/16/20	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Closed	
1205-09 Geddes St S	09/16/20	Violation	2020 PMCNYS - Section 304.13.1 - Glazing	Closed	
1205-09 Geddes St S	09/16/20	Violation	2020 PMCNYS - Section 304.15 - Doors	Closed	
1205-09 Geddes St S	09/16/20	Violation	2020 PMCNYS - Section 305.1 - General	Closed	
1205-09 Geddes St S	09/16/20	Violation	2020 PMCNYS - Section 305.6 - Interior Doors	Closed	
1205-09 Geddes St S	09/23/20	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	09/24/20	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	09/24/20	Inspection	Complaint Re-Inspection	In Progress	
1205-09 Geddes St S	10/02/20	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	10/09/20	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	10/26/20	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	11/03/20	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/23/20	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	11/30/20	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	12/17/20	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	12/31/20	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	01/19/21	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	02/02/21	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	03/01/21	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	03/05/21	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	03/19/21	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	04/07/21	Inspection	Codes - Licensing	Fail	
1205-09 Geddes St S	05/06/21	Inspection	Codes - Licensing	Fail	
1205-09 Geddes St S	05/07/21	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	06/04/21	Inspection	Codes - Licensing	Fail	

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Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	06/28/21	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	06/30/21	Inspection	Codes - Licensing	Fail	
1205-09 Geddes St S	07/27/21	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	08/10/21	Inspection	Codes - Licensing	Fail	
1205-09 Geddes St S	08/30/21	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	09/03/21	Violation	2020 PMCNYS - Section 304.10 Stairways, decks, porches, and balconies	Closed	
1205-09 Geddes St S	09/03/21	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	09/07/21	Violation	2020 PMCNYS - Section 504.1 - General	Closed	
1205-09 Geddes St S	09/10/21	Inspection	Complaint Re-Inspection	Fail	
1205-09 Geddes St S	09/23/21	Inspection	Complaint Inspection	N/A	
1205-09 Geddes St S	09/28/21	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	09/28/21	Violation	2020 PMCNYS - Section 605.1 - Installation	Closed	
1205-09 Geddes St S	09/28/21	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
1205-09 Geddes St S	09/28/21	Violation	2020 PMCNYS - Section 309.1 - Infestation	Closed	
1205-09 Geddes St S	10/11/21	Inspection	Codes - Licensing	Fail	
1205-09 Geddes St S	10/13/21	Inspection	Complaint Re-Inspection	N/A	
1205-09 Geddes St S	10/19/21	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/01/21	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	11/01/21	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	11/11/21	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	11/15/21	Inspection	Complaint Re-Inspection	N/A	
1205-09 Geddes St S	11/22/21	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/23/21	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	12/08/21	Inspection	Complaint Inspection	No Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	12/09/21	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	12/13/21	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	12/28/21	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	12/29/21	Inspection	BAA - 1st Ticket Plea	Ticket Default	
1205-09 Geddes St S	12/29/21	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	01/06/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	01/13/22	Inspection	Codes - Licensing	No Progress	
1205-09 Geddes St S	01/19/22	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	01/19/22	Inspection	BAA - Stay of Default Hearing	Ticket Sustained	
1205-09 Geddes St S	02/03/22	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	02/08/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	02/11/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	02/24/22	Inspection	BAA - Default 30 Day Deadline	Default	
1205-09 Geddes St S	02/28/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	03/01/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	03/10/22	Inspection	Codes - Licensing	N/A	
1205-09 Geddes St S	03/21/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	03/22/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	03/22/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	03/30/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	04/18/22	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	04/21/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	04/21/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	04/21/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	04/22/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	06/07/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	06/07/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	06/07/22	Inspection	Complaint Inspection	No Progress	



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Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	06/08/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	06/21/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	07/05/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	07/13/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	07/13/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	07/13/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	07/21/22	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	07/22/22	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	07/22/22	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	07/22/22	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1205-09 Geddes St S	07/22/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1205-09 Geddes St S	07/22/22	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	07/22/22	Violation	2020 PMCNYS - Section 504.1 - General	Closed	
1205-09 Geddes St S	07/22/22	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Closed	
1205-09 Geddes St S	07/26/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	07/29/22	Inspection	BAA - 2nd Ticket Plea	Ticket Default	
1205-09 Geddes St S	08/01/22	Inspection	Complaint Re-Inspection	In Progress	
1205-09 Geddes St S	08/08/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	08/08/22	Inspection	BAA - 1st Ticket Plea	Ticket Default	
1205-09 Geddes St S	08/09/22	Inspection	Complaint Re-Inspection	Pass	
1205-09 Geddes St S	08/10/22	Completed Complaint	Property Maintenance- Ext	Completed	2022-06830   td og
1205-09 Geddes St S	08/17/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	09/12/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	09/12/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	09/12/22	Inspection	Complaint Inspection	No Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	09/14/22	Inspection	Complaint Inspection	No Progress	2022-06831   int - Apt 2
1205-09 Geddes St S	09/16/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	09/28/22	Completed Complaint	Property Maintenance-Int	Completed	
1205-09 Geddes St S	09/28/22	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	09/28/22	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	10/03/22	Inspection	BAA - 1st Ticket Plea	Ticket Default	2021-22130   1207 S Geddes Apt 2 - Mice & Rats
1205-09 Geddes St S	10/04/22	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	10/06/22	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	10/17/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	10/19/22	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	10/24/22	Inspection	BAA - 1st Ticket Plea	Ticket Default	
1205-09 Geddes St S	11/04/22	Inspection	BAA - Default 30 Day Deadline	Default	
1205-09 Geddes St S	11/07/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/07/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/07/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/07/22	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/17/22	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	11/18/22	Completed Complaint	Property Maintenance-Int	Completed	
1205-09 Geddes St S	11/21/22	Inspection	Complaint Inspection	In Progress	2021-22130   1207 S Geddes Apt 2 - Mice & Rats
1205-09 Geddes St S	11/28/22	Inspection	BAA - Default 30 Day Deadline	Default	
1205-09 Geddes St S	01/20/23	Inspection	BAA - Default 30 Day Deadline	Default	
1205-09 Geddes St S	02/01/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	02/01/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	02/01/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	02/01/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	02/01/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	02/01/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	02/01/23	Inspection	Complaint Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	02/24/23	Inspection	BAA - Default 30 Day Deadline	Default	
1205-09 Geddes St S	03/27/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	03/29/23	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	03/29/23	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1205-09 Geddes St S	04/03/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	04/04/23	Completed Complaint	Property Maintenance-Int	Completed	2020-18872   One of the pipes is broken raw sewage in the basement.
1205-09 Geddes St S	04/04/23	Violation	SPCC - C of U - Sec. 27-164 (C)	Closed	
1205-09 Geddes St S	04/04/23	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	04/04/23	Violation	SPCC - C of U - Sec 27-164 (A)	Closed	
1205-09 Geddes St S	04/04/23	Violation	SPCC - C of U - Sec. 27-164 (B)	Closed	
1205-09 Geddes St S	04/04/23	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	04/04/23	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	04/04/23	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	04/04/23	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
1205-09 Geddes St S	04/04/23	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Closed	
1205-09 Geddes St S	04/05/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	04/14/23	Complaint	Property Maintenance-Int	Pursuing in Court	2023-02311   1207 S Geddes St Apt 2 : Electric keeps going out, refrigerator/whole downstairs goes out, her last bill was over \$2,000. UPDATE-5/15/23-See new vios submitted by tenant under Blue Notes
1205-09 Geddes St S	04/17/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	04/18/23	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	04/18/23	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	04/18/23	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
1205-09 Geddes St S	04/18/23	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
1205-09 Geddes St S	04/18/23	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
1205-09 Geddes St S	04/18/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	04/25/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	04/25/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	04/25/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	04/25/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	05/03/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	05/03/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	05/17/23	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
1205-09 Geddes St S	05/17/23	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Closed	
1205-09 Geddes St S	05/18/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	06/02/23	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	06/05/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	06/05/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	06/05/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	06/08/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	06/09/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	07/07/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	07/10/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	07/16/23	Completed Complaint	Certificate of Compliance	Admin-Closed	2022-05689   Certificate of Compliance 2 Apts 1 Com

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	07/17/23	Complaint	Complaint Reqst - General	Pursuing in Court	2023-05026   Floor 2: Seal on refrigerator is broken spoiling the food, living room ceiling caved in, trash in dumpster sitting outside since December, flies, basement flooded, mice/rats/roaches, owner put in a studio apt and tenant thinks its using her power/electricity.
1205-09 Geddes St S	07/19/23	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	07/19/23	Violation	2020 PMCNYS - Section 504.1 - General	Closed	
1205-09 Geddes St S	07/19/23	Violation	2020 PMCNYS - Section 603.1 - Mechanical equipment and appliances	Closed	
1205-09 Geddes St S	07/19/23	Violation	2020 PMCNYS - Section 304.14 - Insect Screens	Closed	
1205-09 Geddes St S	07/20/23	Completed Complaint	Smoke Alarm Certification	Admin-Closed	2021-22473
1205-09 Geddes St S	07/20/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	07/20/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	07/28/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	08/03/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	08/18/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	08/28/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	08/31/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	08/31/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	09/04/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	09/13/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	09/26/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	09/28/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	09/29/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	09/29/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	10/02/23	Inspection	Complaint Re-Inspection	Pass	
1205-09 Geddes St S	10/11/23	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	10/16/23	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	10/16/23	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
1205-09 Geddes St S	10/16/23	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Closed	
1205-09 Geddes St S	10/17/23	Completed Complaint	Property Maintenance- Ext	Completed	2023-01902   Neighbor complaint-T&D piled high alongside storefront into back; Can be seen from sidewalk behind dumpster
1205-09 Geddes St S	10/25/23	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	10/25/23	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1205-09 Geddes St S	11/03/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/06/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/06/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/06/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/06/23	Inspection	Complaint Re-Inspection	Pass	
1205-09 Geddes St S	11/10/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/13/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	11/13/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	11/13/23	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	11/14/23	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	11/14/23	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Open	
1205-09 Geddes St S	11/14/23	Violation	2020 PMCNYS - Section 107.1.4 - Unlawful Structures	Open	
1205-09 Geddes St S	11/14/23	Violation	SPCC - C of U - Sec 27- 164 (A)	Open	
1205-09 Geddes St S	11/14/23	Violation	SPCC - C of U - Sec. 27- 164 (B)	Open	
1205-09 Geddes St S	11/14/23	Violation	SPCC - C of U - Sec. 27- 164 (C)	Open	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	11/17/23	Completed Complaint	Property Maintenance-Ext	Completed	2023-07430   td
1205-09 Geddes St S	12/04/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	12/13/23	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	12/21/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	12/21/23	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	01/03/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	01/03/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	01/03/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	01/03/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	01/04/24	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	01/05/24	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	01/08/24	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
1205-09 Geddes St S	01/08/24	Violation	2020 PMCNYS - Section 305.1 - General	Closed	
1205-09 Geddes St S	01/08/24	Violation	2020 PMCNYS - Section 305.1 - General	Closed	
1205-09 Geddes St S	01/08/24	Violation	2020 PMCNYS - Section 309.1 - Infestation	Closed	
1205-09 Geddes St S	01/08/24	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1205-09 Geddes St S	01/08/24	Violation	2020 FCNYS- - 1031.10 - Emergency lighting equipment inspection and testing	Closed	
1205-09 Geddes St S	01/08/24	Violation	2020 PMCNYS - Section 702.1 - General	Closed	
1205-09 Geddes St S	01/08/24	Violation	2020 PMCNYS - Section 702.3 - Locked doors	Closed	
1205-09 Geddes St S	01/08/24	Violation	2020 FCNYS - 906.1 - Where Required	Closed	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	01/08/24	Violation	2020 FCNYS- - 105.2 - Building permits	Closed	
1205-09 Geddes St S	01/12/24	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	01/18/24	Violation	2020 FCNYS 1028.5 - Access to a public way	Closed	
1205-09 Geddes St S	01/18/24	Violation	Section 901.4.1 - Required Fire Protection Systems	Closed	
1205-09 Geddes St S	01/18/24	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	01/22/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	01/22/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	01/22/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	01/22/24	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	01/24/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	02/07/24	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	02/08/24	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	02/14/24	Completed Complaint	Property Maintenance-Int	Admin-Closed	2022-06777   Needs C of U
1205-09 Geddes St S	02/22/24	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	03/04/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	03/04/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	03/04/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	03/08/24	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	03/21/24	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	04/18/24	Inspection	Complaint Re-Inspection	No Progress	
1205-09 Geddes St S	04/23/24	Inspection	Complaint Inspection	N/A	
1205-09 Geddes St S	05/01/24	Inspection	Complaint Re-Inspection	In Progress	
1205-09 Geddes St S	05/07/24	Inspection	Complaint Inspection	N/A	
1205-09 Geddes St S	05/07/24	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	05/14/24	Completed Complaint	Property Maintenance-Ext	Admin-Closed	2024-03552   OG

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	05/14/24	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	05/14/24	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	05/14/24	Inspection	Complaint Re-Inspection	In Progress	
1205-09 Geddes St S	05/14/24	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	05/14/24	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	05/14/24	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1205-09 Geddes St S	05/16/24	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	05/16/24	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	05/16/24	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	05/16/24	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	05/21/24	Inspection	Complaint Re-Inspection	N/A	
1205-09 Geddes St S	05/22/24	Inspection	Complaint Re-Inspection	Pass	
1205-09 Geddes St S	06/20/24	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	06/20/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	06/20/24	Complaint	Tobacco License	Certificate: Denied	TL-2024-0140   Denial
1205-09 Geddes St S	06/27/24	Inspection	Complaint Inspection	In Progress	
1205-09 Geddes St S	06/27/24	Violation	SGOC - Section 16-15(a) Failure to Obtain	Open	
1205-09 Geddes St S	07/18/24	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	07/18/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	08/21/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	09/20/24	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	09/25/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	10/17/24	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	10/17/24	Inspection	Tickle Date (Follow Up)	No Progress	
1205-09 Geddes St S	10/25/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	11/05/24	Inspection	Complaint Inspection	Fail	
1205-09 Geddes St S	11/07/24	Complaint	Cert of Use - Food Store	Certificate: Admin	CU2023-0091   Mou Stop Shop Market

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1205-09 Geddes St S	11/12/24	Completed Complaint	Certificate of Compliance	Completed	2023-03312   Smoke Cert and C of C
1205-09 Geddes St S	11/12/24	Completed Complaint	Certificate of Compliance	Certificate: Issued	2023-07205   C of C
1205-09 Geddes St S	11/12/24	Inspection	Complaint Inspection	Pass	
1205-09 Geddes St S	11/12/24	Inspection	Tickle Date (Follow Up)	Fail	
1205-09 Geddes St S	11/20/24	Inspection	Codes - Licensing	Pass	
1205-09 Geddes St S	11/20/24	Inspection	Fire Prevention - Licensing	Pass	
1205-09 Geddes St S	12/05/24	Inspection	Complaint Inspection	No Progress	
1205-09 Geddes St S	12/06/24	Complaint	Tobacco License	Open	TL-2024-0162   1207 TL Cease and Desist Mou Stop Shop Market
1205-09 Geddes St S	12/06/24	Project	SP - Other	On Hold	SP-24-31   Special Use Permit to establish a "food and beverage retail" land use type.
1205-09 Geddes St S	12/23/24	Inspection	Complaint Re-Inspection	Pass	
1205-09 Geddes St S	01/27/25	Completed Complaint	Cert of Use - Food Store	Admin-Closed	CU2014-0412   Cuse Market
1205-09 Geddes St S	02/17/25	Inspection	Complaint Inspection	<None>	
1205-09 Geddes St S	02/24/25	Inspection	Tickle Date (Follow Up)	<None>	



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Amin Assabahi & Muneef Abdulrab

From: Zhitong Wu, Zoning Planner

Date: 2/27/2025 3:30:00 PM

Re: SP - Other SP-24-31  
1205-09 Geddes St S, Syracuse, 13204

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	02/12/2025	Zhitong Wu	2/12/2025 Applicant's response to CPTED received. Pending on decision from CPC and CC.  1/30/2025 CPTED received. waiting for board.  12/6/2024 Waiting for CPTED assessment
Planning Commission	Pending	12/06/2024		
Common Council	Pending	12/06/2024		