



**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](mailto:Zoning@syr.gov)

<b><i>SP-25-10</i></b>	<b><i>Staff Report – April 15, 2025</i></b>
<b><i>Application Type:</i></b>	Special Use Permit
<b><i>Project Address:</i></b>	1641 W Genesee St. & Milton Ave. (Tax map ID: 111.-13-01.0)
<b><i>Summary of Proposed Action:</i></b>	Convert and occupy the right side of existing storefront and establish a business enterprise governed under the “Restaurant < 1,000 SF” land use type.
<b><i>Owner/Applicant</i></b>	Yanli Zhang (Owner) Qi Wang (Applicant)
<b><i>Existing Zone District:</i></b>	MX-1 Urban Neighborhood Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, and east are the MX-1 Urban Neighborhood Zone District and to the west of the property is the OS Open Space Zone District
<b><i>Companion Application(s)</i></b>	MiSPR-25-32: change the land use type from “Vacant” (no land use type) to “Restaurant < 1,000 SF”.
<b><i>Scope of Work:</i></b>	The scope of work involves occupying the tenant space after clearing it of the items that have been stored there. Minor interior work will be conducted, including painting, installation of bar style tables and seats, and utilities necessary for the cooking to take place on site. Minor exterior work will be done to remove mechanical utilities in the City Right-of-Way on Milton Ave.
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- There are two existing building on the lot, the proposed restaurant will be located on the first floor of the building located at the intersection of W Genesee St. and Milton Ave. in the tenant space closest to that intersection. The other tenant space is a Spa. The upstairs spaces are occupied as dwelling units. The rear building is occupied exclusively by dwelling units.</li> <li>- Limited on-site parking is available and is reserved for tenants in the upstairs apartment dwelling units. On-street parking is available along Milton Ave. and a bus stop is at the intersection on Milton Ave.</li> <li>- A minor traffic impact may be generated due to the establishment of a new restaurant particularly during lunch and dinner hours.</li> <li>- The existing building is a legal nonconforming mixed-use structure on a corner lot containing two vacant commercial units on the first floor and two apartments on the second floor.</li> <li>- The front setback is 0’ where 20’ is required, the side setback is 2.6’ where 7.85’ is required, and the rear setback is 10.8’ where 20’ is required. These factors make the structure nonconforming.</li> <li>- The lot contains both a detached two story two-dwelling unit residential structure known as 512 Milton, and a detached two-story mixed-use structure known as 1641 W Genesee St. Having multiple uses categories present on the same lot is normally resolved by resubdividing the parcel to separate the uses. However, neither resulting parcel would meet the dimensional standards of the MX-1 zone district, making the resubdivision infeasible. As a result, the use is nonconforming due to the simultaneous</li> </ul>

	<p>presence of two distinct use categories on a single lot.</p> <ul style="list-style-type: none"> <li>- This structure has previously been approved for a Package Food Restaurant land use pursuant to V-81-4, however no seating was approved. This application is to allow bar style seating.</li> <li>- <b>Staff recommend approving the subject project.</b></li> </ul> <p><b><u>Recommended Conditions if approved:</u></b></p> <ul style="list-style-type: none"> <li>- The applicant shall comply with the general conditions for approval on Site Plan Review application. (See the attached sheet “General Conditions for Site Plan Review, Special Use Permit and Project Plan Review Approval).</li> <li>- In addition to the General Conditions, Staff recommends of the following specific conditions: <ul style="list-style-type: none"> <li>o The owner/applicant shall address all open violations on the subject property before commencing the proposed business.</li> </ul> </li> </ul>
<p><b><i>Zoning Procedural History:</i></b></p>	<ul style="list-style-type: none"> <li>- <b>V-67-29</b>   Approval of Variance for the tenant space to “be utilized for the following uses: a. Grocery stores, meat markets, and delicatessens, drugstores, baked goods retail outlet with no baking permitted on the premises b. Beauty parlors, barber shops, florist shops, shoe repair shops, dry cleaning and/or laundry pickup station provided no laundry or dry cleaning processes are conducted on the premises c. Non-resident offices for physicians, dentists, lawyers and architects, d. Agencies, real estate agents, insurances agents, accountants, advertising agents. e. Similar office uses and/or such convenience and services uses similar to, but not specifically listed above.” approved on 8/14/67.</li> <li>- <b>AS-76-35</b>   Waiver of type, area, height, and number of signs for Best Agency. Approved on 5/20/76.</li> <li>- <b>V-81-4</b>   Approval of Variance to allow for the baking of food and to operate a take-out package food pizza restaurant with no seating known as Gregorio’s Pizza. Approved on 3/20/81.</li> <li>- <b>Ordinance No. 782</b>   Common Council passed an ordinance allowing a sign encroachment for Gregorio’s Pizza. Passed 12/26/89.</li> <li>- <b>MiSPR-25-14</b>   Approval of a change of Land Use Type from Vacant to Personal Services, General in the east tenant space on the bottom floor of the mixed-use stone masonry building. Approved 2/5/25</li> </ul>
<p><b><i>Summary of Zoning History:</i></b></p>	<p>The subject property has been utilized as a mixed-use structure as far back as 1967. The two bottom floor tenant spaces explicitly allow for commercial uses, while the two upstairs units are only for use as dwelling units. The second structure facing Milton Ave. is exclusively for use as a two dwelling unit building.</p> <p>The encroachment for Gregorio’s Pizzas’ signs was necessary since the front setback is between .4’ and 0’ along W Genesee St. and Milton Ave respectively. The Minor Site Plan Review MiSPR-25-14 approved land use for the opposite tenant space to be utilized as a spa, personal services general land use type. This Special Use Permit has a companion application to change the land use type for this tenant space from Vacant to the Restaurant land use type.</p>
<p><b><i>Code Enforcement</i></b></p>	<p>See attached code enforcement history.</p>

<b><i>History:</i></b>	There are 4 open violations on the lot which ask the owner to: <ol style="list-style-type: none"> <li>1. Repair or replace damaged ceilings, walls and floors.</li> <li>2. Install smoke detectors in all required locations including within each bedroom, in the common areas of each apartment, in the shared stairwells, and in the basements.</li> <li>3. Install missing carbon monoxide detectors.</li> <li>4. Apply and obtain all building, electrical and HVAC work that requires a permit and obtain all applicable permits</li> </ol>
<b><i>Zoning Violations:</i></b>	The proposed lot has no zoning violations.
<b><i>Summary of Changes</i></b>	This is not a continued application.
<b><i>Property Characteristics:</i></b>	The subject property is regular in shape with 90' of frontage on Milton Ave. and 52.38' of frontage on W Genesee St. The existing building is a nonconforming mixed-use structure on a corner lot containing two vacant commercial units on the first floor and two apartments on the second floor. It should be noted that that many properties on Milton Ave. from W. Genesee St. to Cayuga St. are nonconforming structures on nonconforming lots. Another residential structure with two residential dwelling units, 512 Milton, is present on the same lot, but will not be altered. Both the mixed-use uses and residential uses are nonconforming uses since they occupy the same lot simultaneously.
<b><i>SEQR Determination.</i></b>	Pursuant to the 6 NYCRR §617.5(c)(18), the proposal is a Type II Action.
<b><i>Onondaga County Planning Board Referral:</i></b>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n

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

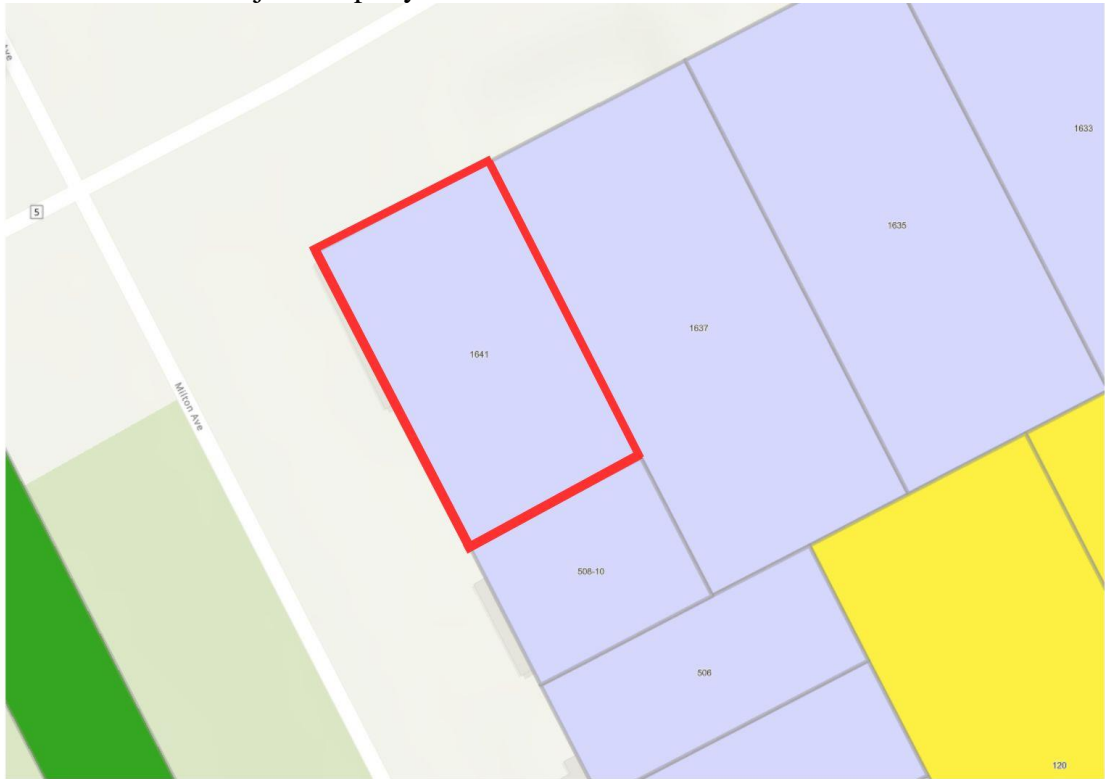
- Special Use Permit application
- Short Environmental Assessment Form Part 1
- Construction Plans (Sheet A-100.00): Scale: 3/8" = 1', drawn by Alan Yang; Stamped and Sealed by Alan Yang, Registered Architect, dated 02/10/2025.
- Location Survey on Part of Lot #15 of Block #40, Former Village of Geddes. Known as #1643-1645 West Genesee Street and #512 Milton Avenue, City of Syracuse, County of Onondaga, State of New York: Scale: 1"=20', drawn by AJH, Stamped and signed by Michael J. McCully, Licensed Land Surveyor, Michael J. McCully Land Surveying PLLC, Dated: 3/19/2020;

**Attachments:**

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

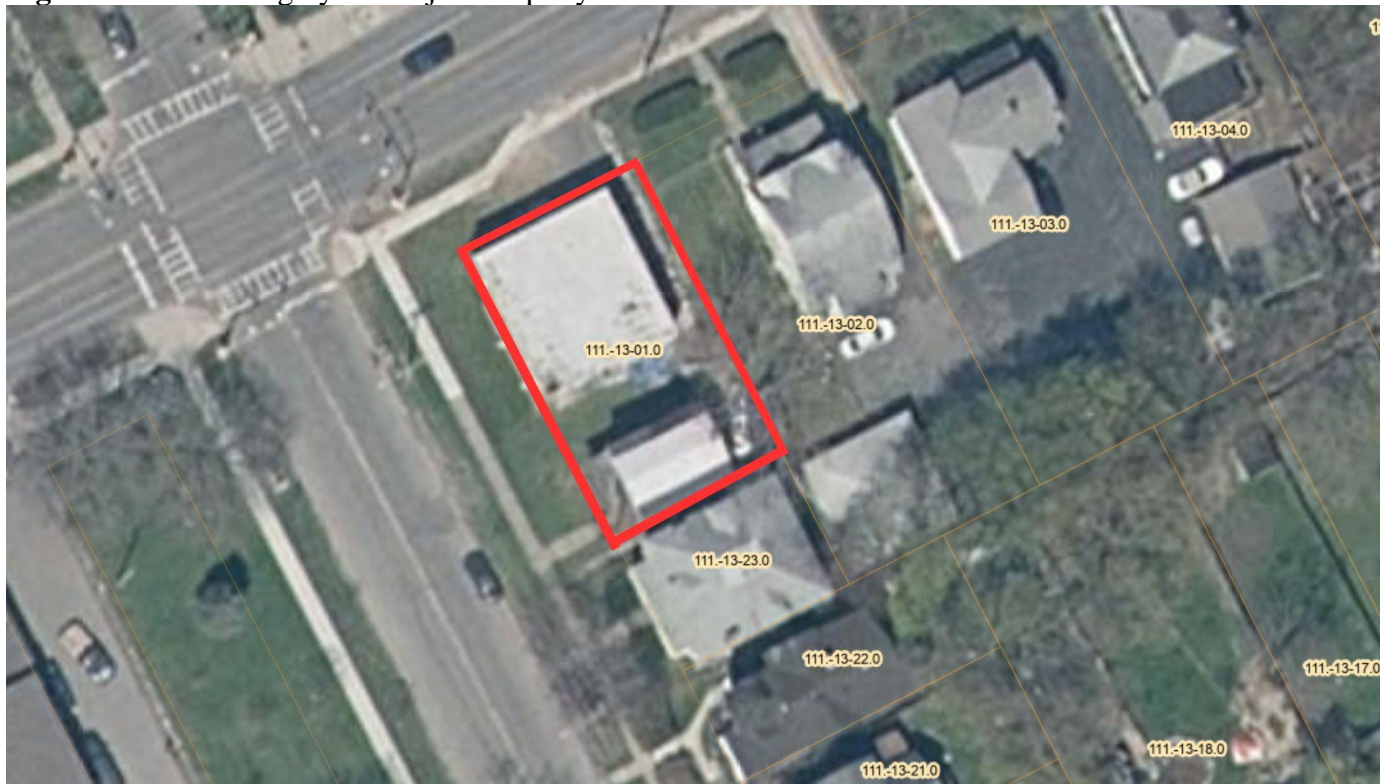
Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current MX-1 Zone District of the subject property.  
Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

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



Description: Figure 2 shows satellite imagery of both 1641 W Genesee and 512 Milton on the subject property.

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





## 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

### 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: <i>Sophie's Hibachi House</i>		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): <i>1641 W Genesee St and Milton Ave</i>		
Lot numbers: <i>15</i>	Block number: <i># 40</i>	Lot size (sq. ft.) <i>4714</i>
Current use of property: <i>2 residential Unit, 2 Vacant Commercial Unit</i>		Proposed: <i>Restaurant ≤ 1000 sq.ft.</i>
Current number of dwelling units (if applicable): <i>2</i>		Proposed: <i>No change</i>
Current hours of operation (if applicable): <i>N/A</i>		Proposed: <i>No change</i>
Current onsite parking (if applicable): <i>2</i>		Proposed: <i>No change</i>
Zoning (base and any overlay) of property: <i>MX-1</i>		
Companion zoning applications (if applicable, list any related zoning applications): <i>Special use permit</i>		
Has the owner obtained a certificate of use: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary): <i>will apply a separate sign permit in the future</i>		
Size:	Type:	Location:
Size:	Type:	Location:
Nature and extent of Special Use requested (attach additional pages if necessary): <p><i>The right side of vacant tenant space will be changed to less than 1000 sq.ft. restaurant, which was previously known as Gregorio's Pizzeria take out.</i></p> <p><i>The new restaurant called Sophie's Hibachi House will have chairs and tables for dinning service.</i></p> <p>Operation time :              Mon - Thu      11:00 AM - 8:00 PM              Fri - Sat      11:00 AM - 9:00 PM              Sunday      12:00 AM - 8:00 PM</p>		

# 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: Yanli Zhang

Signature: *[Signature]*

Date: 02/08/25

Mailing address: 116 Clinton Pl, Utica, NY 13501

Print authorized agent's name: QI WANG

Date: 02/08/25

Signature: *[Signature]*

Mailing address: 506 Nichol St, Utica, NY 13501

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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- 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

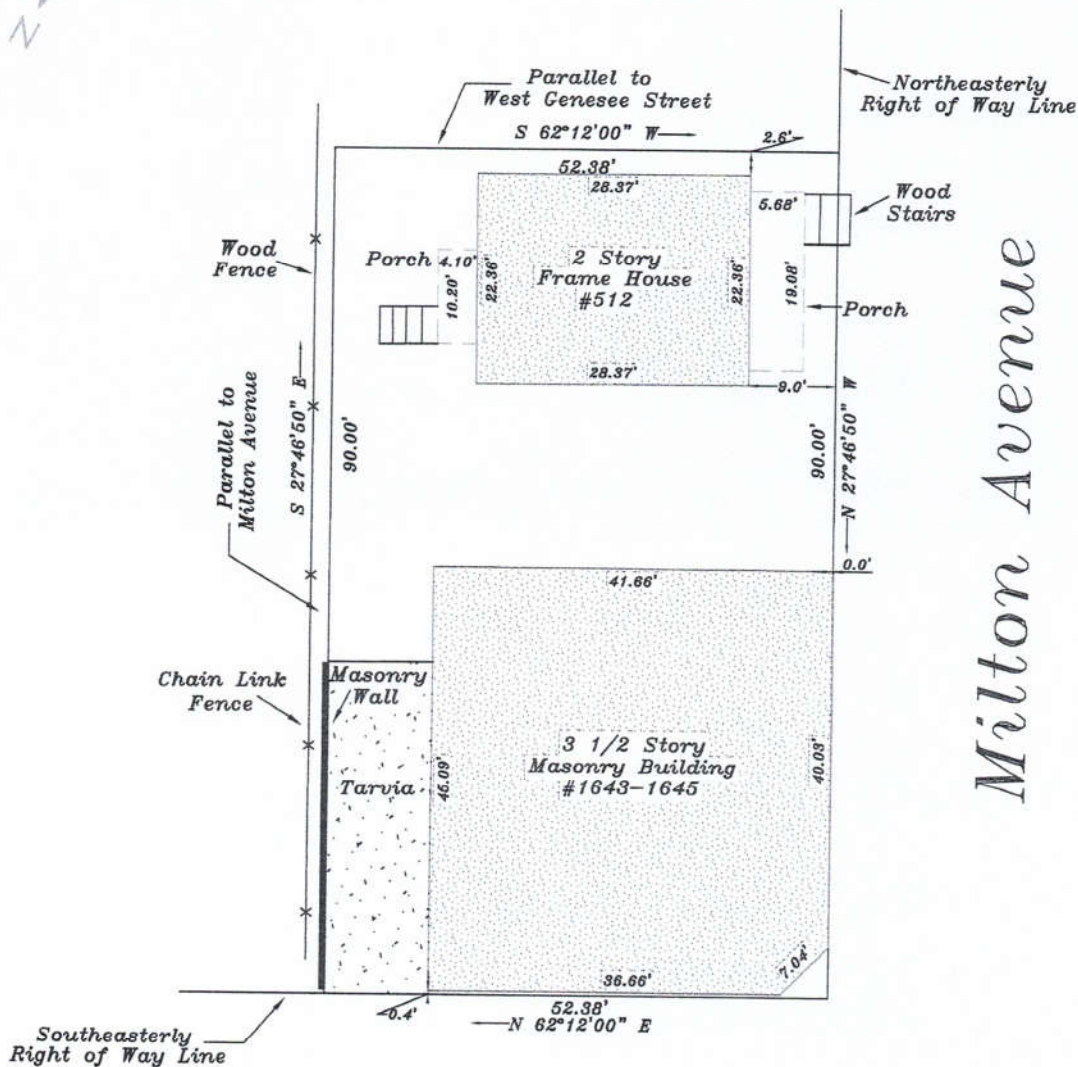
**Part 1 – Project Information** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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>			
<b>Name of Action or Project:</b> Sophie's Hibachi House			
<b>Project Location (describe, and attach a location map):</b> 1641 West Genesee Street and Milton Ave., the storefront right, Syracuse NY, 13204			
<b>Brief Description of Proposed Action:</b> Convert right side of storefront into a restaurant. It is less than 1000 square feet. Operation time: Mon-Thu 11:00am - 8:00pm Fri-Sat 11:00am - 9:00pm Sun 12:00am - 8:00pm			
<b>Name of Applicant or Sponsor:</b> Qi Wang		<b>Telephone:</b> 929-261-8386 <b>E-Mail:</b> Goldensea518@gmail.com	
<b>Address:</b> Apartment 2, 1641 West Genesee Street			
<b>City/PO:</b> Syracuse		<b>State:</b> NY	<b>Zip Code:</b> 13204
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u> If Yes, list agency(s) name and permit or approval: Office Of Zoning administration Minor site plan review		NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		0.11 acres	
b. <u>Total acreage to be physically disturbed?</u>		0.11 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		0.11 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input checked="" type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>			

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

14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. <u>Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</u>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. <u>Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</u> If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Qi Wang</u> Date: <u>01/16/2025</u></p> <p><u>Signature</u> <u>Qi Wang</u> Title: <u>Owner</u></p>		



## West Genesee Street

To:

**Michael J. McCully**  
**Land Surveying PLLC**

5875 Fieldstone Drive  
Cazenovia New York 13035  
Phone : (315) 440-5096

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

M.J. McCully

NYSLLS 50696



Location Survey on Part of Lot #15  
of Block #40, Former Village  
of Geddes.

Known as #1643-1645 West  
Genesee Street and #512 Milton  
Avenue, City of Syracuse,  
County of Onondaga, State of  
New York.

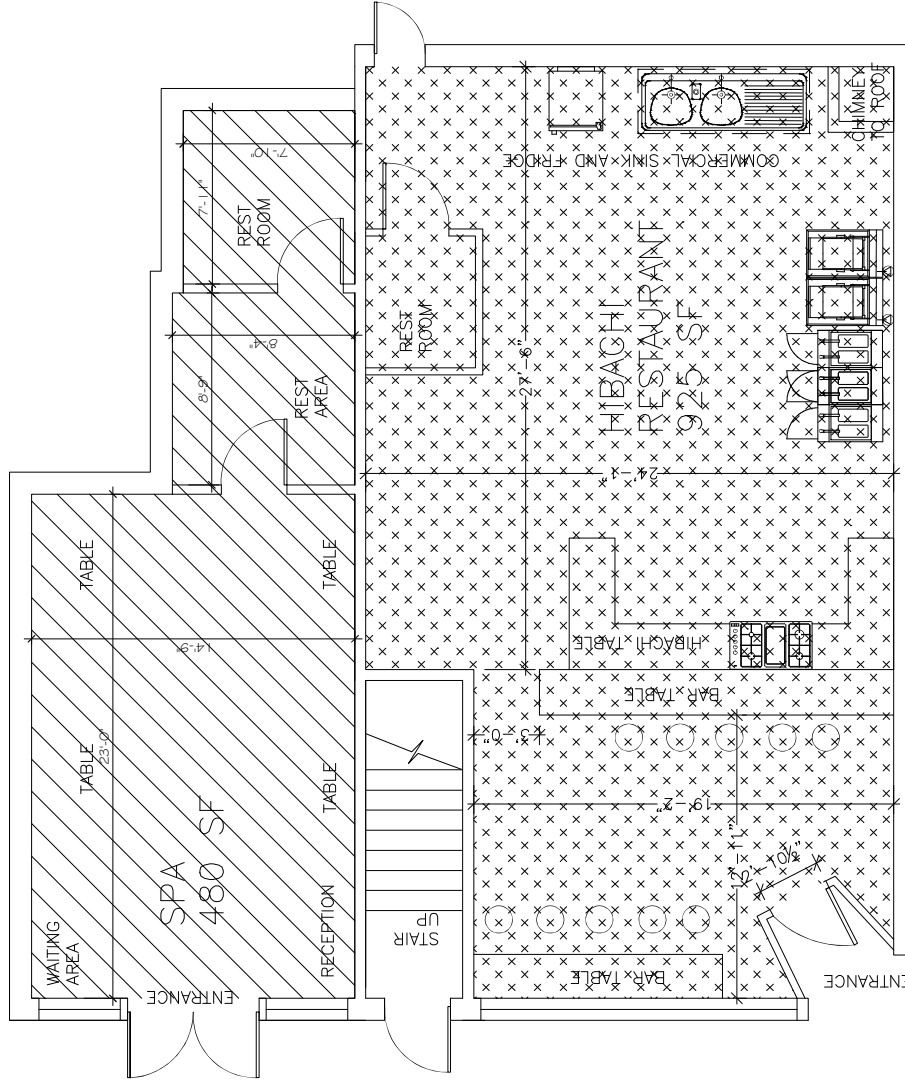
Drawn by: AJH

Scale: 1" = 20'

Date(s): 3/19/20

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2020, Michael J. McCully Land Surveying, all rights reserved.





1ST FLOOR PLAN

SCALE: 3/8" = 1'-0"

NORTH

Alan Yang Architecture  
Best Architecture  
In The World

Yang@architecture.com  
(347)982-7858  
2008 1st Avenue  
ASTORIA, NY

PROJECT NAME: 1641 W GENESEE ST,  
ASTORIA, NY  
PROJECT DATE: 02-10-2023  
LOCATION: 1641 W GENESEE ST,  
SYRACUSE, NY

DRAWING Name:  
FLOOR PLANS  
A-100.00













Project: SP-25-10 &amp; MiSPR-25-32

Date: 4/15/25

## *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"/>

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.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
 ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Syracuse City Planning Commission

4/15/2025

Name of Lead Agency

Date

Steven Kulick

Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

City of Syracuse  
**Parcel History**  
 01/01/1900 - 04/11/2025  
 Tax Map #: 111.-13-01.0  
 Owners: NMN Management LLC  
 Zoning: MX-1

Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	08/14/67	Project	Variance (Converted)	Approved	V-67-029   To operate retail shops and offices. aka 1641 Genesee St W & Milton Ave
1641 Genesee St W & Milton Ave	05/20/76	Project	Sign Waiver	Approved with	AS-76-035   Waiver of area and type. aka 1641 Genesee St W & Milton Ave
1641 Genesee St W & Milton Ave	03/27/81	Project	Variance (Converted)	Approved	V-81-004   To operate a take-out pizza shop (Gregorio's). aka 1641 Genesee St W & Milton Ave
1641 Genesee St W & Milton Ave	02/23/88	Project	Sign Waiver	Approved with	AS-88-010   Waiver of type, area, height, and number (Best Agency). aka 1641 Genesee St W & Milton Ave
1641 Genesee St W & Milton Ave	12/13/89	Permit Application	Encroachment (Converted)	Converted	SD-89-30   Encroach 4' into W. Genesee ROW with portable electric sign aka 1641 Genesee St W & Milton Ave
1641 Genesee St W & Milton Ave	01/13/12	Completed Complaint	Sewer Back Up	Completed	2012-01817   sewer bu 1643 West Genesee Street - Gregorios
1641 Genesee St W & Milton Ave	09/10/12	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/11/12	Completed Complaint	Property Maintenance-Int	Completed	2012-20548   APT #2 TUB ISSUES,SCREENS, ELECTRICAL ISSUES, PAINT, HOLES IN WALL
1641 Genesee St W & Milton Ave	10/11/12	Inspection	Complaint Inspection	Pass	
1641 Genesee St W & Milton Ave	12/19/12	Inspection	Complaint Inspection	Fail	
1641 Genesee St W & Milton Ave	12/19/12	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1641 Genesee St W & Milton Ave	12/27/12	Inspection	Complaint Re-Inspection	N/A	
1641 Genesee St W & Milton Ave	04/11/13	Completed Complaint	Trash/Debris-Private, Occ	Completed	2012-27811
1641 Genesee St W & Milton Ave	04/11/13	Inspection	Complaint Re-Inspection	Pass	
1641 Genesee St W & Milton Ave	09/22/14	Completed Complaint	Const/Demo Debris: Req PU	Completed	2014-23346   quad 4 c/d
1641 Genesee St W & Milton Ave	12/04/14	Permit Application	HVAC/Mechanical	Issued	17818   HVAC
1641 Genesee St W & Milton Ave	12/04/14	Completed Permit	HVAC/Mechanical	Certificate Issued	17818   HVAC   Certificate of Completion #17818
1641 Genesee St W & Milton Ave	12/08/14	Inspection	Inspector Notification	In Progress	
1641 Genesee St W & Milton Ave	12/11/14	Inspection	Final Inspection	Pass	

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**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	06/01/15	Completed Complaint	Quad 4 ConstrDebrisPickUp	Completed	2015-11116   Quad 4 ConstrDebrisPickUp
1641 Genesee St W & Milton Ave	07/30/15	Completed Complaint	Quad 4 ConstrDebrisPickUp	Completed	2015-20196   construction debris
1641 Genesee St W & Milton Ave	09/15/15	Completed Complaint	Complaint Reqst - General	Completed	2015-26352   Resident has piled a large amount of crumbling driveway blacktop blocking sidewalk.
1641 Genesee St W & Milton Ave	09/22/15	Permit Application	Com. Reno/Rem/Chg Occ	Issued	20921   Sheetrock repairs
1641 Genesee St W & Milton Ave	09/23/15	Inspection	Initial Inspection	In Progress	
1641 Genesee St W & Milton Ave	09/26/15	Periodic Inspection	Smoke Certification	SC - Issued	
1641 Genesee St W & Milton Ave	09/30/15	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/06/15	Completed Complaint	Quad 4 ConstrDebrisPickUp	Completed	2015-26608   Quad 4 ConstrDebrisPickUp
1641 Genesee St W & Milton Ave	10/07/15	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/13/15	Permit Application	Electric	Issued	21092   Electrical
1641 Genesee St W & Milton Ave	10/14/15	Inspection	Inspector Notification	In Progress	
1641 Genesee St W & Milton Ave	10/23/15	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/27/15	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/30/15	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	11/04/15	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	11/18/15	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	12/07/15	Completed Complaint	Property Maintenance- Ext	Completed	2015-21628   The exterior of the building is deteriorating rapidly and the site is a mess with piles of rubble/debris.
1641 Genesee St W & Milton Ave	12/07/15	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	12/07/15	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	12/28/15	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	01/11/16	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	01/28/16	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	02/12/16	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	02/15/16	Inspection	Progress Inspection	No Progress	

City of Syracuse  
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Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	04/01/16	Inspection	Progress Inspection	Pass	
1641 Genesee St W & Milton Ave	04/04/16	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	20921   Sheetrock repairs   Certificate of Completion #20921
1641 Genesee St W & Milton Ave	06/23/16	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	07/11/16	Project	Project Site Review	Closed	PR-16-29   FACADE ALTERATIONS (FORMER GREGORIOS BLDG) Remove fire escape and infill opening on REAR facade Site and ROW changes Use Variance (V-81-004) for 2 apts & 1 pizza shop
1641 Genesee St W & Milton Ave	07/26/16	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	08/12/16	Closed Permit	Electric	Canceled	21092   Electrical
1641 Genesee St W & Milton Ave	08/12/16	Inspection	Progress Inspection	No Progress	
1641 Genesee St W & Milton Ave	12/02/16	Permit Application	Encroach (Minor)	Cancelled	PC-0943-16   Asphalt and Concrete placement on pavement and parking lot located at 1641 W Genesee Street
1641 Genesee St W & Milton Ave	02/07/17	Periodic Inspection	C of C	Invalid - failed to	
1641 Genesee St W & Milton Ave	06/01/17	Completed Complaint	Sidewalk Condition	Completed	2017-14369   Complaints about the deteriorated condition of this sidewalk, including a complaint with injuries, are over a year old. If the owner isn't going to fix it, the City should put in a new sidewalk and bill the owner accordingly.
1641 Genesee St W & Milton Ave	06/20/17	Permit Application	Sidewalk Replace	Issued	PC-0455-17   Patane Companies Inc Sidewalk Construction at 1641 W. Genesee St 6/28-8/28  5 x55 5x35  10/17/18 Bob Dumont stopped in stating J Ballard told him to do the sidewalk and get a new permit. Spoke to Chris Ettinger who said we are not giving them another permit so they can drag it out another year, and advised me to tell Bob Dumont get it done w/in the next 2 weeks or the city will do the work.



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	09/01/17	Permit	Sidewalk Replace	Open	PC-0455-17   Patane Companies Inc Sidewalk Construction at 1641 W. Genesee St 6/28-8/28  5 x55 5x35  10/17/18 Bob Dumont stopped in stating J Ballard told him to do the sidewalk and get a new permit. Spoke to Chris Ettinger who said we are not giving them another permit so they can drag it out another year, and advised me to tell Bob Dumont get it done w/in the next 2 weeks or the city will do the work.   Expires 03/01/2018
1641 Genesee St W & Milton Ave	10/25/17	Inspection	Complaint Inspection	Fail	
1641 Genesee St W & Milton Ave	11/03/17	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
1641 Genesee St W & Milton Ave	11/20/17	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	12/04/17	Permit Application	Liability Waiver	Application Expired	PC-0933-17   Quality Tile- Full Sidewalk Closure at 1641 W. Genesee St.- work to be completed includes the repaving of an existing driveway and the installation of a concrete patio.  12/15/2017*** Applicant request to place on hold until further notice***
1641 Genesee St W & Milton Ave	12/20/17	Inspection	Complaint Inspection	In Progress	
1641 Genesee St W & Milton Ave	01/23/18	Inspection	Complaint Inspection	In Progress	
1641 Genesee St W & Milton Ave	02/14/18	Inspection	Complaint Inspection	In Progress	
1641 Genesee St W & Milton Ave	03/19/18	Inspection	Complaint Inspection	In Progress	
1641 Genesee St W & Milton Ave	04/09/18	Inspection	Complaint Inspection	Fail	
1641 Genesee St W & Milton Ave	04/09/18	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
1641 Genesee St W & Milton Ave	04/09/18	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
1641 Genesee St W & Milton Ave	04/19/18	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	05/24/18	Inspection	Complaint Inspection	No Progress	

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**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	06/29/18	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	07/31/18	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	08/06/18	Permit Application	Liability Waiver	Issued	PC-0597-18   Repaving of an existing driveway and installation of concrete patio. Origionally submitted as PC-0933-17 Sidewalk app-0455-17
1641 Genesee St W & Milton Ave	08/07/18	Permit Application	Com. Reno/Rem/Chg Occ	Issued	35135   Driveway replacement on east side of building
1641 Genesee St W & Milton Ave	08/08/18	Inspection	Inspector Notification	In Progress	
1641 Genesee St W & Milton Ave	08/15/18	Permit	Liability Waiver	Open	PC-0597-18   Repaving of an existing driveway and installation of concrete patio. Origionally submitted as PC-0933-17 Sidewalk app-0455-17   Expires 07/20/2019
1641 Genesee St W & Milton Ave	08/15/18	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	08/23/18	Completed Complaint	Repair Sewer Pipes-Caps	Completed	2018-28794   bu
1641 Genesee St W & Milton Ave	08/24/18	Completed Complaint	Illegal Trash Set Out	Completed	2018-26034   code violation
1641 Genesee St W & Milton Ave	08/30/18	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	08/31/18	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	09/19/18	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	10/11/18	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	11/06/18	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	11/07/18	Permit Application	Encroach (Minor)	Denied	PC-0853-18   Request for Encroachment for Patio/Walkway that will Encrouch 10' into the City's ROW.  Submitted request for same encrouchment in 2016 (PC-0943-16) Closed out in April of 2017 due to no response to emails sent advising revisions needed  Additional Contact:Matt Tomkins at Plumley Engineering
1641 Genesee St W & Milton Ave	11/27/18	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	12/13/18	Completed Complaint	Building W/O Permit	Closed - Risk	2017-31866
1641 Genesee St W & Milton Ave	12/13/18	Inspection	Complaint Inspection	Pass	

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Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	12/13/18	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	01/03/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	02/01/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	02/08/19	Permit Application	Electric	Issued	36800   Electric. Waiting on appointment.
1641 Genesee St W & Milton Ave	02/08/19	Permit	Electric	Open	36800   Electric. Waiting on appointment.   Expires 02/08/2020
1641 Genesee St W & Milton Ave	02/11/19	Inspection	Inspector Notification	In Progress	
1641 Genesee St W & Milton Ave	02/25/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	03/12/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	03/26/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	04/09/19	Inspection	Complaint Re-Inspection	Fail	
1641 Genesee St W & Milton Ave	04/09/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	04/11/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	04/23/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	05/07/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	05/17/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	05/21/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	06/04/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	06/18/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	06/26/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	07/16/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	07/30/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	08/02/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	08/13/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	08/30/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	09/13/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	09/13/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	09/27/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	10/11/19	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	10/25/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	11/05/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	11/08/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	11/22/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	12/06/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	12/20/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	12/30/19	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	01/03/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	01/17/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	01/31/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	02/14/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	02/28/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	03/12/20	Inspection	Progress Inspection	Pass	
1641 Genesee St W & Milton Ave	03/13/20	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	35135   Driveway replacement on east side of building   Certificate of Completion #35135
1641 Genesee St W & Milton Ave	03/13/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	03/27/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	04/10/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	04/24/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	05/08/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	05/22/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	06/05/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	06/19/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	07/03/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	07/17/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	07/31/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	08/14/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	08/28/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	09/11/20	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	09/25/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	09/28/20	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	09/30/20	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/09/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	10/23/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	10/26/20	Completed Complaint	Sidewalk Condition	Completed	2016-14731   old gregorios- sidewalk is missing and his child fell and sprained ankle.. black top and curbing is destroyed.. mathew
1641 Genesee St W & Milton Ave	10/26/20	Completed Complaint	Sidewalk Condition	Completed	2016-28255   Paved over sidewalk is crumbling.
1641 Genesee St W & Milton Ave	11/05/20	Inspection	Complaint Inspection	Fail	
1641 Genesee St W & Milton Ave	11/05/20	Inspection	Complaint Inspection	Pass	
1641 Genesee St W & Milton Ave	11/06/20	Completed Complaint	Vacant House	Completed	V2018-0148
1641 Genesee St W & Milton Ave	11/06/20	Violation	2020 PMCNYS - Section 308.1 - Accumulation of rubbish or garbage	Closed	
1641 Genesee St W & Milton Ave	11/06/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	11/13/20	Inspection	Complaint Re-Inspection	Pass	
1641 Genesee St W & Milton Ave	11/20/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	12/04/20	Inspection	Complaint Re-Inspection	Pass	
1641 Genesee St W & Milton Ave	12/04/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	12/18/20	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	01/08/21	Inspection	Complaint Inspection	Pass	
1641 Genesee St W & Milton Ave	01/08/21	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	01/22/21	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	02/05/21	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	02/19/21	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	03/05/21	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	03/12/21	Inspection	Complaint Re-Inspection	Fail	
1641 Genesee St W & Milton Ave	03/15/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1641 Genesee St W & Milton Ave	03/19/21	Inspection	Progress Inspection	In Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	03/22/21	Inspection	Complaint Re-Inspection	Pass	
1641 Genesee St W & Milton Ave	04/09/21	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	04/28/21	Inspection	Complaint Inspection	Fail	
1641 Genesee St W & Milton Ave	04/28/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1641 Genesee St W & Milton Ave	04/28/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1641 Genesee St W & Milton Ave	04/30/21	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	04/30/21	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	05/03/21	Completed Complaint	Vacant House	Completed	V2020-0871   Vacant trash and debris
1641 Genesee St W & Milton Ave	05/05/21	Inspection	Complaint Re-Inspection	Fail	
1641 Genesee St W & Milton Ave	05/27/21	Inspection	Complaint Re-Inspection	Fail	
1641 Genesee St W & Milton Ave	05/28/21	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	06/11/21	Inspection	Progress Inspection	In Progress	
1641 Genesee St W & Milton Ave	06/17/21	Completed Complaint	Vacant House	Completed	V2021-0364   Overgrowth/Trash and debris
1641 Genesee St W & Milton Ave	06/17/21	Inspection	Complaint Re-Inspection	Pass	
1641 Genesee St W & Milton Ave	07/09/21	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	07/14/21	Inspection	Complaint Inspection	Fail	
1641 Genesee St W & Milton Ave	07/14/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1641 Genesee St W & Milton Ave	07/14/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1641 Genesee St W & Milton Ave	07/21/21	Inspection	Complaint Re-Inspection	Fail	
1641 Genesee St W & Milton Ave	08/11/21	Inspection	Complaint Re-Inspection	Fail	
1641 Genesee St W & Milton Ave	09/16/21	Completed Complaint	Vacant House	Completed	V2021-0685   Vacant property aka 512 Milton Ave.
1641 Genesee St W & Milton Ave	09/16/21	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/07/21	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	11/10/21	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	08/18/22	Complaint	Certificate of Compliance	Open	2022-07586   C of C Inspection, 4 apts

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	08/18/22	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Closed	
1641 Genesee St W & Milton Ave	09/16/22	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/11/22	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	11/14/22	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	12/09/22	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	01/09/23	Inspection	Complaint Inspection	Fail	
1641 Genesee St W & Milton Ave	01/09/23	Violation	2020 PMCNYS - Section 304.13.1 - Glazing	Closed	
1641 Genesee St W & Milton Ave	01/09/23	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1641 Genesee St W & Milton Ave	01/12/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	01/25/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	02/08/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	02/28/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	03/02/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	03/22/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	03/29/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	03/29/23	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
1641 Genesee St W & Milton Ave	03/29/23	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	04/12/23	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	04/14/23	Inspection	Complaint Inspection	Fail	
1641 Genesee St W & Milton Ave	04/17/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	04/17/23	Inspection	Complaint Re-Inspection	N/A	
1641 Genesee St W & Milton Ave	04/19/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	04/27/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	05/05/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	05/22/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	05/30/23	Inspection	Complaint Re-Inspection	No Progress	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	05/30/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	06/12/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	06/22/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	06/22/23	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	07/12/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	07/19/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	07/20/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	08/14/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	08/16/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	08/16/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	09/11/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	09/12/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	09/14/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/04/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/12/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/20/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	11/03/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	11/07/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	11/09/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	12/06/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	12/06/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	12/07/23	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	01/03/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	01/03/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	01/08/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	02/02/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	02/02/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	02/07/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	03/06/24	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	03/07/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	03/08/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	03/26/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	04/02/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	04/03/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	04/18/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	04/25/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	04/25/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	05/10/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	05/17/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	05/21/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	06/04/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	06/04/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	06/04/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	06/28/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	07/03/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	07/03/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	07/25/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	08/01/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	08/05/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	08/07/24	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	08/23/24	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	09/19/24	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/21/24	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	10/25/24	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1641 Genesee St W & Milton Ave	10/25/24	Inspection	Complaint Inspection	Fail	
1641 Genesee St W & Milton Ave	11/04/24	Inspection	Complaint Inspection	No Progress	
1641 Genesee St W & Milton Ave	11/25/24	Inspection	Complaint Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	12/09/24	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	12/16/24	Violation	2020 PMCNYS - Section 107.1.1 - Unsafe Structure	Closed	
1641 Genesee St W & Milton Ave	12/16/24	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Closed	
1641 Genesee St W & Milton Ave	12/16/24	Violation	SPCC - Section 27-73 (c)	Closed	
1641 Genesee St W & Milton Ave	12/16/24	Inspection	Complaint Inspection	Fail	
1641 Genesee St W & Milton Ave	12/16/24	Violation	2020 PMCNYS - Section 107.1.1 - Unsafe Structure	Closed	
1641 Genesee St W & Milton Ave	12/16/24	Violation	2020 PMCNYS - Section 304.1.1 - Unsafe Conditions	Closed	
1641 Genesee St W & Milton Ave	12/16/24	Violation	2020 PMCNYS - Section 304.4 - Structural Members	Closed	
1641 Genesee St W & Milton Ave	12/16/24	Violation	SPCC - Section 27-115 (a) Designation and vacation of unfit premises	Closed	
1641 Genesee St W & Milton Ave	12/16/24	Inspection	Tickle Date (Follow Up)	Fail	
1641 Genesee St W & Milton Ave	12/16/24	Violation	SPCC - Section 27-115 (a) Designation and vacation of unfit premises	Closed	
1641 Genesee St W & Milton Ave	12/16/24	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1641 Genesee St W & Milton Ave	12/17/24	Inspection	Complaint Inspection	Fail	
1641 Genesee St W & Milton Ave	12/31/24	Completed Complaint	Unsafe Conditions	Closed - Risk	2024-08886   Brick on front of structure falling down.
1641 Genesee St W & Milton Ave	01/06/25	Inspection	Complaint Inspection	In Progress	
1641 Genesee St W & Milton Ave	01/13/25	Inspection	Complaint Re-Inspection	In Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	01/14/25	Completed Complaint	Smoke Alarm Certification	Completed	2023-01253
1641 Genesee St W & Milton Ave	01/27/25	Project	Minor Site Plan Review	Approved	MiSPR-25-14   Establish a "Personal Services, general <= 1,000 sq ft" land use type in the left tenant space on the ground floor of the northern structure on the lot.
1641 Genesee St W & Milton Ave	02/04/25	Inspection	Tickle Date (Follow Up)	Pass	
1641 Genesee St W & Milton Ave	02/11/25	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	02/12/25	Inspection	Tickle Date (Follow Up)	No Progress	
1641 Genesee St W & Milton Ave	02/27/25	Project	SP - Restaurant	On Hold	
1641 Genesee St W & Milton Ave	02/27/25	Project	Minor Site Plan Review	On Hold	SP-25-10   Establish a business governed by "Restaurant <= 1,000 sq ft" land use type in the right tenant space on the first floor.
1641 Genesee St W & Milton Ave	02/28/25	Inspection	Complaint Inspection	In Progress	MiSPR-25-32   Establish a business governed by "Restaurant <= 1,000 sq ft" in the right tenant space on the first floor. Landscaping buffer will be installed in the right-of-way to buffer exhaust fan and grease trap on the facade from the sidewalk nearby.
1641 Genesee St W & Milton Ave	02/28/25	Inspection	Tickle Date (Follow Up)	In Progress	
1641 Genesee St W & Milton Ave	03/04/25	Inspection	Tickle Date (Follow Up)	Fail	
1641 Genesee St W & Milton Ave	03/04/25	Violation	2020 PMCNYS - Section 308.1 - Accumulation of rubbish or garbage	Closed	
1641 Genesee St W & Milton Ave	03/05/25	Inspection	Complaint Re-Inspection	No Progress	
1641 Genesee St W & Milton Ave	03/11/25	Completed Complaint	Property Maintenance-Ext	Completed	2025-01335   TD
1641 Genesee St W & Milton Ave	03/11/25	Inspection	Tickle Date (Follow Up)	Pass	V2023-0506   failure to apply for Vacant property registry/exterior violations
1641 Genesee St W & Milton Ave	03/13/25	Completed Complaint	Vacant House	Completed	
1641 Genesee St W & Milton Ave	03/13/25	Inspection	Complaint Re-Inspection	Pass	2023-00153
1641 Genesee St W & Milton Ave	04/01/25	Completed Complaint	Property Maintenance-Ext	Completed	
1641 Genesee St W & Milton Ave	04/01/25	Inspection	Tickle Date (Follow Up)	Fail	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	04/01/25	Violation	2020 PMCNYS - Section 504.1 - General	Closed	
1641 Genesee St W & Milton Ave	04/01/25	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
1641 Genesee St W & Milton Ave	04/01/25	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
1641 Genesee St W & Milton Ave	04/01/25	Violation	2020 PMCNYS - Section 305.6 - Interior Doors	Closed	
1641 Genesee St W & Milton Ave	04/01/25	Violation	2020 PMCNYS - Section 304.6 - Exterior Walls	Closed	
1641 Genesee St W & Milton Ave	04/01/25	Inspection	Tickle Date (Follow Up)	Pass	
1641 Genesee St W & Milton Ave	04/03/25	Inspection	Complaint Re-Inspection	In Progress	
1641 Genesee St W & Milton Ave	04/04/25	Completed Complaint	Property Maintenance- Ext	Completed	2024-08909
1641 Genesee St W & Milton Ave	04/04/25	Complaint	Rental Registry	Open	2025-02163   House on Milton- aka 512 Milton
1641 Genesee St W & Milton Ave	04/04/25	Inspection	Tickle Date (Follow Up)	Fail	
1641 Genesee St W & Milton Ave	04/04/25	Violation	SPCC-Sec. 27-133 Registration	Open	
1641 Genesee St W & Milton Ave	04/04/25	Inspection	Tickle Date (Follow Up)	Pass	
1641 Genesee St W & Milton Ave	04/04/25	Inspection	Complaint Re-Inspection	Pass	
1641 Genesee St W & Milton Ave	04/10/25	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Open	
1641 Genesee St W & Milton Ave	04/10/25	Violation	2020 PMCNYS - Section 704.6.1.2 - Groups R-2, R-3, R-4, I-1, and other dwellings	Open	
1641 Genesee St W & Milton Ave	04/10/25	Violation	2020 PMCNYS- Section 705.1 - Carbon monoxide alarms and detectors	Open	
1641 Genesee St W & Milton Ave	04/10/25	Violation	Section 105.2 Building Permits	Open	



City of Syracuse

## Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1641 Genesee St W & Milton Ave	04/10/25	Inspection	Tickle Date (Follow Up)	Fail	



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: NMN Management LLC

From: Noah Garcia, Zoning Planner

Date: 4/11/2025 11:43:24 AM

Re: SP - Restaurant SP-25-10  
1641 Genesee St W & Milton Ave, 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	Waiting on Board	04/11/2025	Zhitong Wu	4/11/2025 - hold for decision from CPC and CC  3/27/2025 - Held before 3/24/25 CPC meeting due to violations
Planning Commission	Pending	02/27/2025		
Common Council	Pending	02/27/2025		