



**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-25-19</i></b>	<b><i>Staff Report – August 18th, 2025</i></b>
<b><i>Application Type:</i></b>	Special Use Permit
<b><i>Project Address:</i></b>	2000 South Ave. and Glenwood Ave. (Tax ID: 079.-19-23.0)
<b><i>Summary of Proposed Action:</i></b>	<p>The property owner is requesting permission to establish a business enterprise subsumed and governed under the “Food and Beverage, Retail” land use type. The adoption of “ReZone: the City of Syracuse Zoning Ordinance and Official Map”, promulgated new Zone Districts and within each Zone District, allowed land use types. The subject property is within the Mixed-Use Transition (MX-3) 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. The applicant has applied for a Certificate of Use business license.</p> <p>The proposed land use type will be operated as a convenience store selling packaged food, beverages and general convenience items. No alcohol or tobacco products will be sold.</p> <p>The proposed business is to be called “AAA Convenience” and will operate <b>Monday through Sunday from 10:00 AM to 10:00 PM</b>. There is one primary structure on the property, with 4,478 SF of lot coverage. The commercial unit to be occupied by the business makes up 1,706SF of the total structural coverage.</p>
<b><i>Owner/Applicant</i></b>	Cuse City Properties, LLC, Ammar Abdo Alawdi (Applicant/Owner)
<b><i>Existing Zone District:</i></b>	Mixed-Use Transition (MX-3) Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the south include Single Unit Residential (R1) and Small Lot Residential (R3) zone districts. The properties on the north, east and west are in the Mixed-Use Transition (MX-3) zone district.
<b><i>Companion Application(s)</i></b>	<b><u>N/A</u></b>
<b><i>Scope of Work:</i></b>	Establish a business governed and subsumed by the “Food and Beverage, Retail” land use type on the ground floor of an existing building, with accompanying site improvements including dumpster screening devices and retrofit of existing floor plan. Applicant will be adding shelving, coolers and counters to the existing retail space in order to accommodate the proposed use.
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- The property owner applied for a Certificate of Use in 2025 but was denied due to a lack of Special Use Permit pursuant to the adoption of ReZone.</li> <li>- The property is currently under a review for a Certificate of Compliance for 6 Dwelling Units and 1 Commercial Unit, although previous Cert. of Compliance list 6 Dwelling Units and 3 Commercial Units. These commercial units are vacant as of the most recent inspection.</li> <li>- The applicant intends to sell general grocery items and pre-packaged food for consumption off premises.</li> <li>- The applicant states that alcohol and tobacco will not be sold on the premises. The proposal does not include any structural expansion, thereby preserving the existing building footprint and avoiding further encroachment.</li> </ul>

- On site parking is satisfied by two street parking spaces directly in front of the business. Parking requirements have been reduced a total of 45% to 2 spaces thanks to on site bike racks (15% reduction) and bus stops in the immediate area of the business (30%).
- Applicant has complied with the recommendations laid out in the Crime Prevention through Environmental Design (CPTED) survey, which recommended installing additional security cameras facing the entrance of the building and creating a clear line of sight into the store through the front windows.
- The proposed hours of operation are Monday through Sunday from 10:00 AM to 10:00 PM.
- **Staff recommend approving the subject project.**

**Special Use Permit Approval Criteria:**

- **Compatibility with the Surrounding Area**  
The proposed business will occupy a mixed-use building that has housed various small businesses throughout its life, including bars, small stores, and grocery stores. The proposed use is compatible with the surrounding area, which serves as the confluence of multiple neighborhoods (Elmwood, South Side, Valley) and well-traveled thoroughfares (South Ave., Valley Dr., W Brighton Ave., Glenwood Ave.), thus marking an ideal area for retail businesses.
- **Consistency with the General Purpose and Intent of the Ordinance**  
The proposal supports the intent of the MX-3 Zone District by maintaining a pedestrian-oriented commercial use at the ground level of a mixed-use structure. The business promotes a walkable, community-serving amenity that aligns with urban infill principles and zoning objectives.
- **Compliance with All Applicable Standards**  
All applicable zoning standards have been satisfied
- **Consistency with the Comprehensive Plan and Other City Policies**  
The proposal aligns with the City's Comprehensive Plan by supporting reinvestment in existing urban fabric, encouraging mixed-use activity in established corridors, and promoting small-scale, locally serving commercial enterprises.
- **Minimization of Adverse Impact on Health, Safety, and Welfare**  
With no change to the building footprint and adherence to building and zoning codes, the proposal minimizes any adverse impacts on public health, safety, or welfare. Applicant has complied with all CEPTED recommendations and will not be selling alcohol or tobacco products, reducing the likelihood of any nuisance incidence on the property.

**Recommended conditions if approved:**

- The applicant shall comply with the general conditions for approval on the Special Use Permit 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 recommends the following specific conditions:
  1. The applicant shall always possess a valid Certificate of Use issued by the City of Syracuse.
  2. The business owner shall abide by the hours of operation that the Common Council decides upon.

	<ol style="list-style-type: none"> <li>3. The subject location is prohibited selling Tobacco products due to non-eligibility of obtaining a Local Tobacco Retail license</li> <li>4. No neon signage and decorative lighting shall be permitted to be on the windows or building façade.</li> <li>5. Applicant shall improve and repave deteriorated sections of sidewalk identified along South Ave. and Elmwood Ave.</li> <li>6. 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>7. 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> </ol>
<b>Zoning Procedural History:</b>	<ul style="list-style-type: none"> <li>- PR-12-09 (Approved): Project Site Review to install new white vinyl siding on an existing mutli-use building.</li> <li>- SP-03-07 (Denied): Special Use Permit to establish a convenience store with hot food preparation facilities inside.</li> <li>- V-63-42 (Approved): Variance to allow the construction of a concrete block addition to the westerly side of an existing non-conforming structure.</li> </ul>
<b>Summary of Zoning History:</b>	<p>This building has a concrete block addition which eliminates the front setback along Elmwood Ave., permitted via Variance V-63-42.</p> <p>An application for a Special Permit to allow cooking facilities within an existing convenience store was denied in 2003, due to a lack of parking to service an expected rise in traffic.</p> <p>Façade upgrades were completed in 2012, notably adding the white vinyl siding that exists on the building to the present day.</p>
<b>Code Enforcement History:</b>	See attached code enforcement history.
<b>Zoning Violations:</b>	The proposed lot has no zoning violations.
<b>Summary of Changes:</b>	This is not a continued application.
<b>Property Characteristics:</b>	<p>The subject property is a regularly shaped parcel with a lot size of 6,372 (.146Acres). The property is developed with a 3 Story, 6 Dwelling Unit, 3 Commercial Unit building with a footprint of 4,358 SF (.10 Acres), contributing about 68% of total surface coverage. The remaining 42% of the lot is taken up by non-natural surface coverage, about 2,014 SF (.046 Acres).</p> <p>The property has three primary street frontages. The western property line borders South Ave. with 80' of frontage. The southern property line borders Glenwood Ave. with 50' of frontage. The eastern property line borders Elmwood Ave. with 80' of frontage. The northern property line borders 2008 Elmwood Ave. with 111' of frontage.</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>	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
- Floor plan for commercial space: "Scale 1/8"=1'. Store Floor Plan A1, Special Use Permit, AAA Market, 2000

**SP-25-19**

South Avenue, Syracuse, NY. WJP Architecture PLLC. Dated 6/2/2025.”

- Property Survey: “Scale: 1”= 20’. October 14<sup>th</sup>, 2022. Drawn by PFOB. Location Survey on Part of Lots 52 & 1, Block 4 of the Elmwood Park Tract, Map #567. Known as No. 2000 South Avenue, City of Syracuse, County of Onondaga, State of New York. Michael J McCully Land Surveying, PLLC.

**Attachments:**

Special Use Permit Application

Short Environmental Assessment Form Part 2 & Part 3

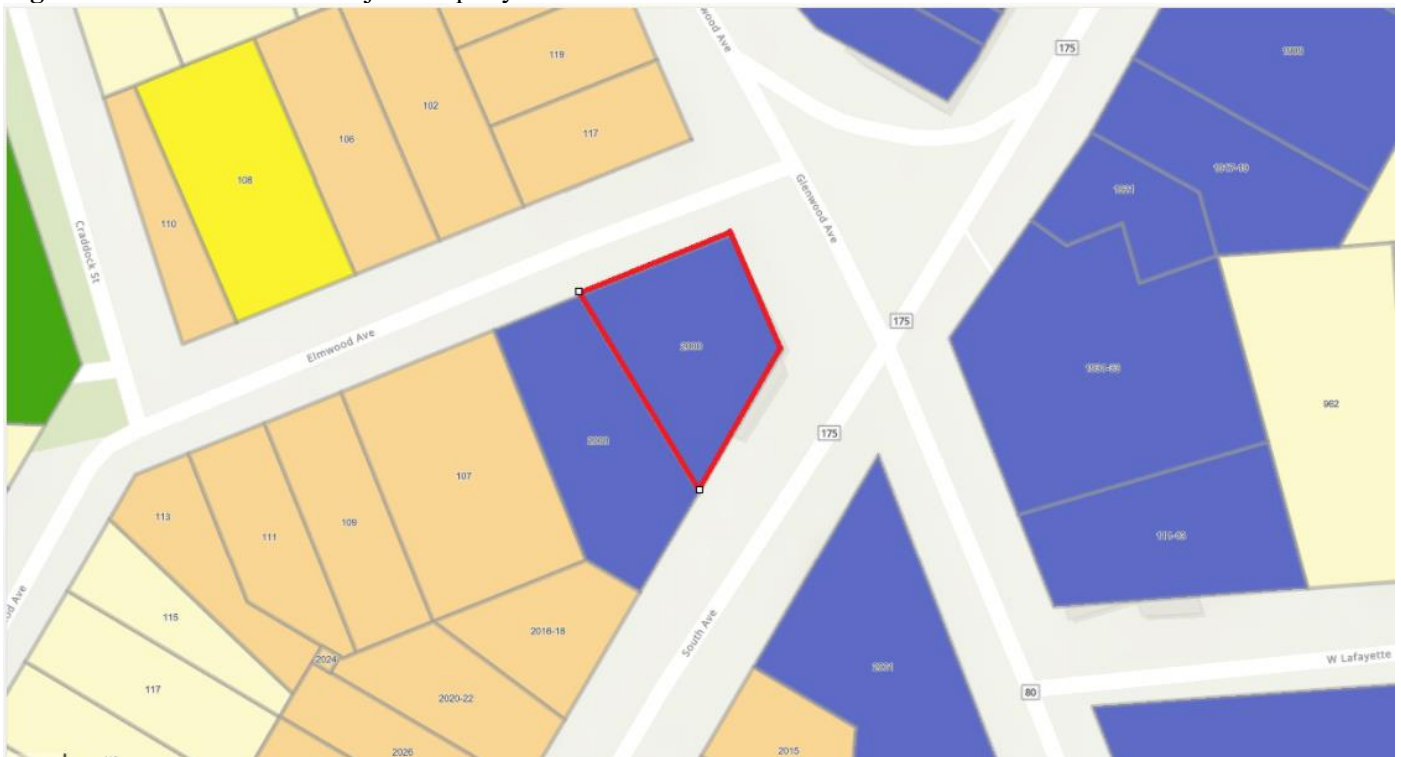
CPTED Survey & Applicant’s Response

Code Enforcement History

IPS Comments from City Departments

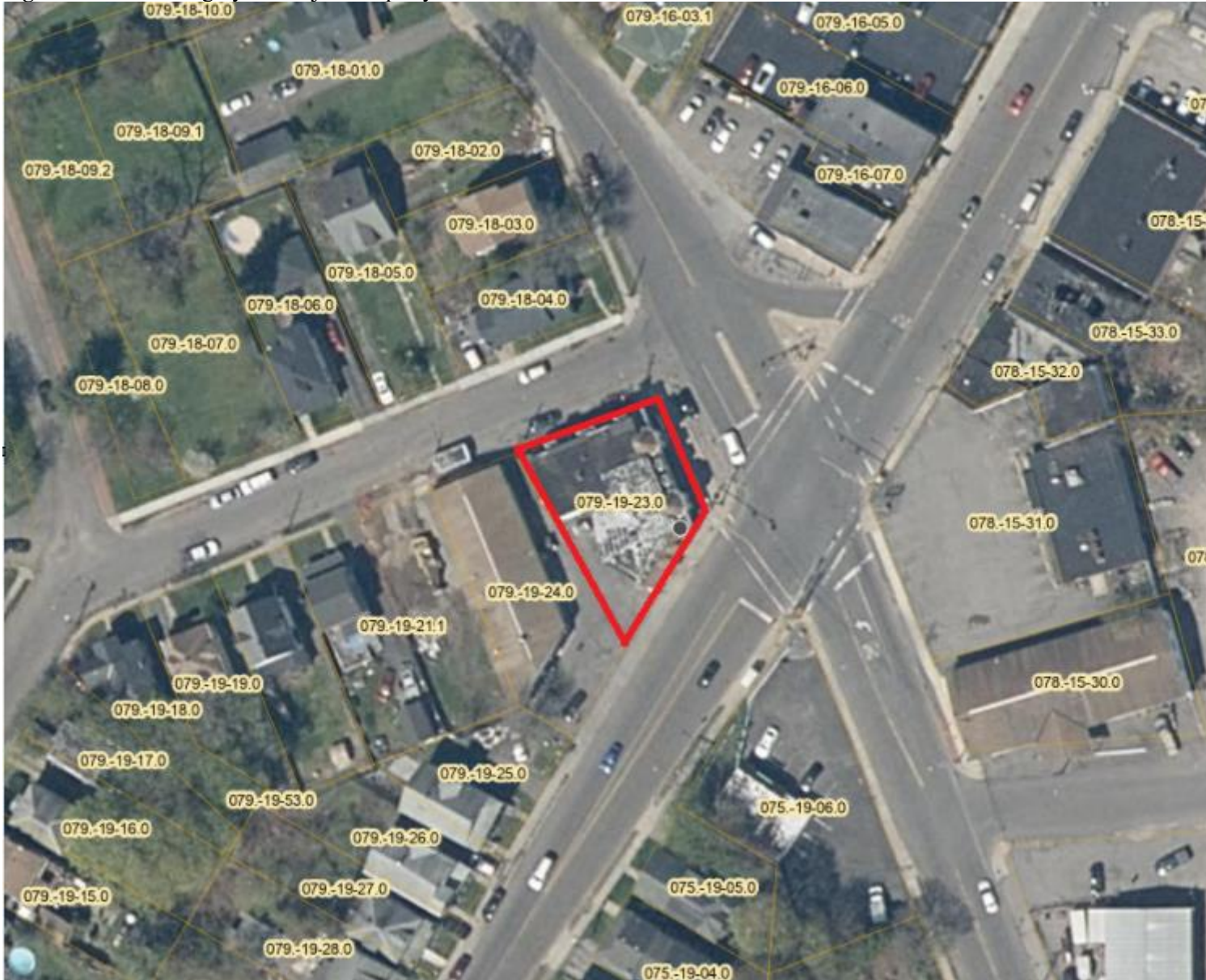
**Context Maps:**

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





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

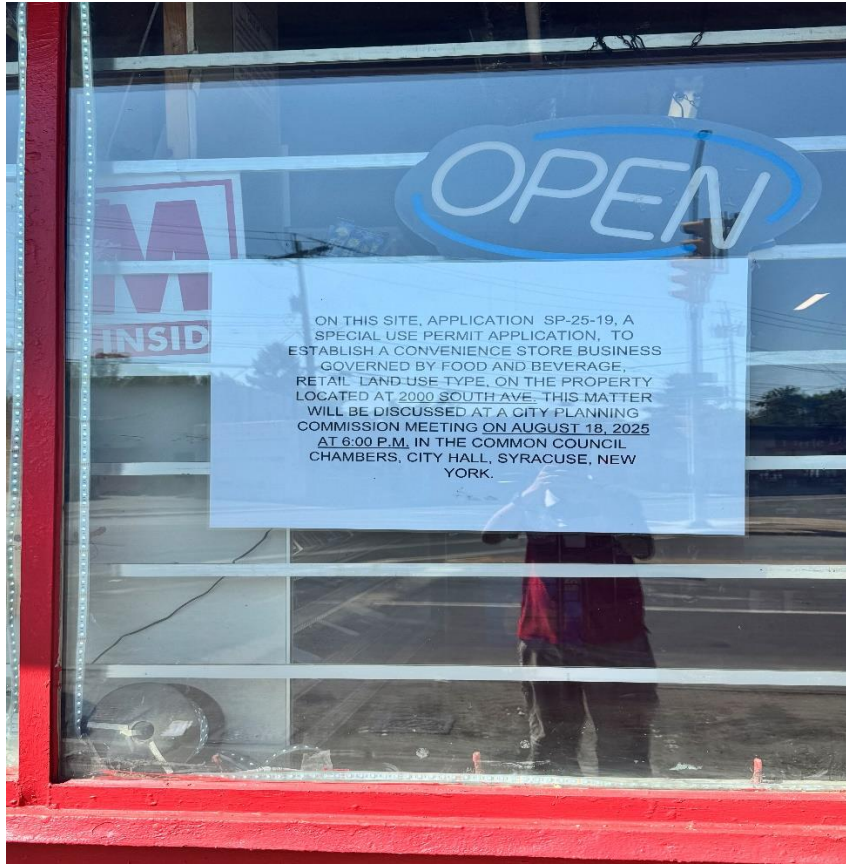


Description: Figure 2 shows satellite imagery of the subject property.

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



## 2000 South Ave/ SP-25-19 Posted Notice





## 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:

Street address (as listed in the Syracuse Department of Tax Assessment property tax records):  
**2000 South Ave & Glenwood Ave; Syracuse, NY**

Lot numbers: **079.-19-23.0**

Block number:

Lot size (sq. ft.) **4,896**

Current use of property: **commercial & residential**

Proposed: **same**

Current number of dwelling units (if applicable):

Proposed: **same**

Current hours of operation (if applicable):

Proposed: **same**

Current onsite parking (if applicable):

Proposed: **same**

Zoning (base and any overlay) of property: **MX-3, food & beverage retail**

Companion zoning applications (if applicable, list any related zoning applications):  
**none**

Has the owner obtained a certificate of use:

☐ Yes ☐ 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):

For many years, an existing grocery store, without any food preparation on site, selling packaged foods & household goods, and bottled beverages. Under Rezone Syracuse 2023, MX-3 requires a Special Permit for Food & Beverage Retail.

One of two commercial spaces in the building; the other space is currently vacant.

## 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:

AMMAR Abdo ALAWDI

Signature:

Ammar A Alawdi

Date:

05-

Mailing address:

344 Mountainview Ave Syr NY 13224

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:

# Aaa market

2000 south ave

Syracuse NY 13207

Operation hour 10 Am To 10 pm

No alcohol

No Tobacco

No hot food

Grocery's,ice cream ,milk chips ,hair  
products,cold frozen food ,juice

Hair products,T shirts .ATM

Ice ,milk and dairy and more ..

Ammar alawdi

3954607304







# SPECIAL USE PERMIT

## AAA Market

2000 South Avenue  
Syracuse, NY

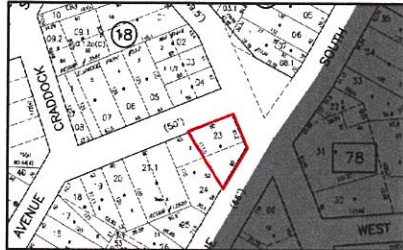


## ZONING

Legal Address: 2000 South Ave & Glenwood Ave

MAP ID: 079-19-23.0

### TAX MAP



### ZONING MAP - REZONE SYRACUSE 2023



### CLASSIFICATION MX-3

#### BY-RIGHT USES -- TABLE 3.2.E

COMMERCIAL FOOD PREP, RESTAURANTS, OFFICES, PERSONAL SERVICES, RETAIL-GENERAL

#### BY SPECIAL PERMIT USES -- TABLE 3.2.F

FOOD & BEVERAGE RETAIL

### ZONING CODE DEFINITIONS -- 7.3

FOOD & BEVERAGE RETAIL: SELLS FOODS AND/OR DRINKS FOR CONSUMPTION OFF-SITE. THIS DOES NOT INCLUDE RESTAURANTS, GROCERY STORES, LIQUOR STORES, MICROBREWERIES, AND/OR BEVERAGE CAFES.

(GROCERY STORE: NO DEFINITION IN THIS SECTION)

RESTAURANT: PRINCIPAL BUSINESS IS PREPARATION AND SALE OF GOOD AND BEVERAGES ... FOR CONSUMPTION ON OR OFF SITE.

RETAIL GENERAL: SELLS GOODS FOR IMMEDIATE PURCHASE AND REMOVAL FROM PREMISES BY CONSUMER. INCLUDES DEPARTMENT STORES, FLORESTA, SPECIALTY FOOD SHOPS, GROCERY STORES...

### MX-3 ZONING REQUIREMENTS

#### ARTICLE 2.10.B

REQUIREMENTS		COMPLIANCE
FRONT SETBACK:	ZERO FEET	OK
SIDE SETBACK:	ZERO FEET	OK
SIDE CORNER:	10 FT WIDE AT SIDE STREET	EXISTING, NOT
REAR	FOUR FEET	OK
HEIGHT	NO MAXIMUM	OK
STORIES	MIN. 2 TO MAX. 4	OK
LOT WIDTH	40 FT	OK
LOT AREA	MIXED USE, NO MINIMUM	OK
PREVIOUS COVER	MIXED USE 45%	OK

33.C.(10).a): FOR CERTAIN ACTIVITIES OTHER THAN EATING OR DRINKING, SPECIAL PERMIT REQUIRED FOR STAGES, DANCE FLOORS, ... INDOOR OR OUTDOOR AMPLIFIED MUSIC.

#### TABLE 4J -- OFF-STREET PARKING

NEW DEVELOPMENT: EVERY EXISTING BUILDING ENLARGED OR EXPANDED SHALL PROVIDE MINIMUM PARKING PER 4.4C.

RETAIL SALES, FOOD & BEVERAGE -- 1 SPACE PER 300 GFA

GENERAL RETAIL, UNDER 1000 SF -- NONE REQUIRED

GENERAL RETAIL, OVER 1000 SF -- 1 SPACE PER 300 GFA

RESTAURANT UNDER 1000 SF -- 1 SPACE PER 300 GFA

RESTAURANT OVER 1000 SF -- 1 SPACE PER 200 GFA

4.4.D.(1) MAXIMUM PARKING ... SHALL NOT EXCEED TABLE 4J

... UNLESS PERMEABLE PAVERS OR OTHER PPOUS MATERIALS

ARE USED FOR PARKING EXCEEDING 100%.

#### 4.4.E. OFF-STREET PARKING REDUCTIONS

REQUESTS TO BE CONTAIN IN SPECIAL PERMIT OR PROJECT SITE REVIEW

MX-2 = 20%, MX-3 = 30%, MX-4 = 50%, ALL DISTRICTS WITH MIXED

INCOME = 50%

#### 4.4.E.(4) ON-STREET PARKING

MAY APPROVE SPACES WITHIN 1000 FEET AGAINST MINIMUM PARKING

REQUIREMENTS.

#### 4.4.E.(7) BICYCLE PARKING. EXCEEDING MINIMUM BICYCLE BY 50% SHALL

PERMIT 15% REDUCTION IN REQUIRED PARKING SPACES.

#### 4.5 LANDSCAPING, BUFFERING, SCREENING

#### 4.5.B.(1) NEW DEVELOPMENT FOR ALL USES, EXCEPT 1- (2-FAMILY...

AND CREATION OF NEW PARKING WITH FOUR OR MORE SPACES.

#### 4.5.D. REAR & SIDE LOT BUFFERS

PROVIDE BUFFERS WHERE: (A) MULTI-UNIT RESIDENTIAL OR NON-RESIDENTIAL

USE ADJACENT TO RESIDENTIAL ZONE, (B) WHERE NEW ARE 4 OR MORE STORIES

ADJACENT TO RESIDENTIAL BUILDING OF 3 OR FEWER STORIES, (C) WHERE

ANY NEW MULTI-UNIT OR NONRESIDENTIAL BUILDING ADJACENT OPEN SPACE.

PERMITTED SIDE & REAR BUFFERS:

A. TREES OR SHRUBS, GROW TO LARGE SIZES, COVER AT LEAST 40% OF

LOT AREA.

B. AT LEAST 4 FEET HIGH (50 OPAQUE WHEN WITHIN FRONT SETBACK

C. WALL OR FENCE, MIN. 2 FEET FROM PROPERTY LINE WITH 3 SHRUBS

EVERY 25 FEET OF LENGTH.

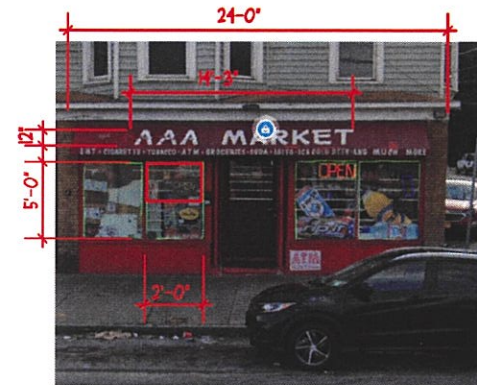
#### 4.5.G. SERVICE AREA SCREENING

(1) WHERE LOADING, SERVICE OR TRASH ENCLOSURES ARE

IN MIXED USED AND ADJACENT TO RESIDENTIAL USE, ENCLOSURE

WITH WALLS, OR VEGETATIVE SCREEN SHALL BE MIN 4'-0" OF

80% OPACITY, OR HIGHER THAN TRASH RECEPTILES.



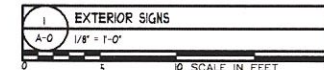
MX-3: MAX TOTAL 1 SF/LF = 24 LF = 24 SF

SIGN-1, CANOPY, MAX 15 SF: 1 FT X 14.3 FT = 14.3 SF

SIGN-2, WINDOW, MAX 50%

PAINT OVER 'EAT, MORE' ON AWNING

SIGN-2 PAINTED OVER TEXT ON NEW WINDOW SIGN.

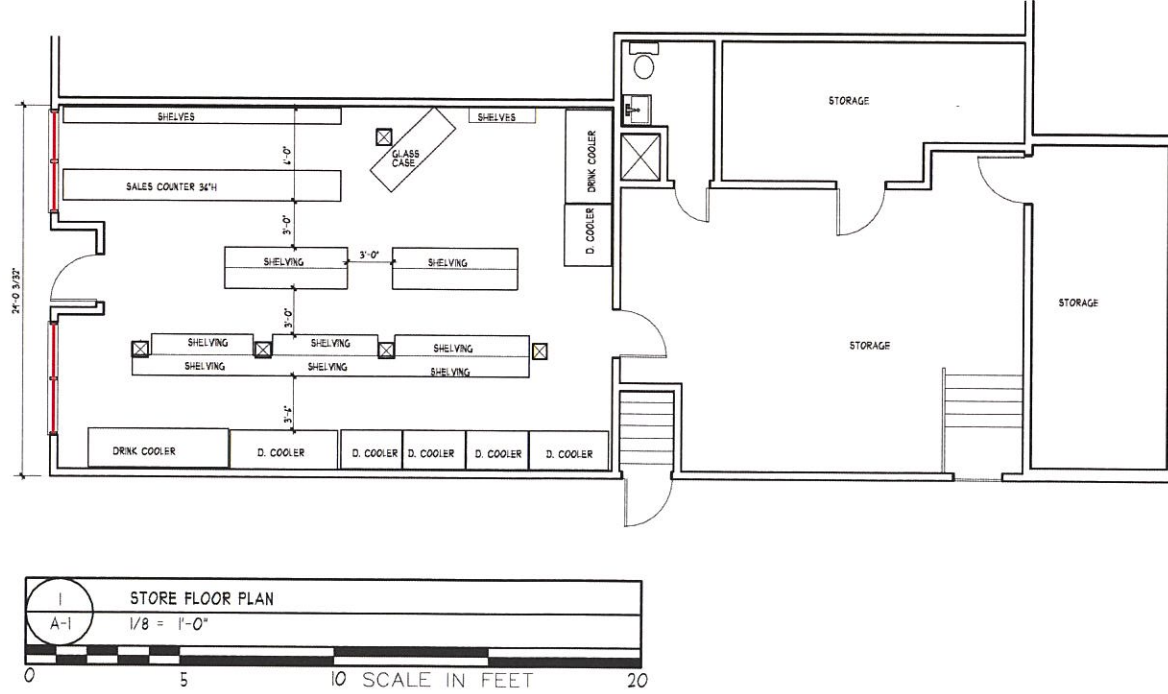


JOB# 224-80  
DATE 6-2-2025

124 Feigel Avenue  
Syracuse, NY 13203  
**WJP** architecture,pllc  
680.207.6418

SPECIAL USE PERMIT  
AAA Market  
2000 SOUTH AVENUE  
SYRACUSE, NY  
©WJParchitecture,pllc, 2024. All rights reserved.  
Drawings are instruments of service and remain the property of the Architect.

ZONING  
REVIEW  
&  
NOTES  
A-0



JOB: 224-80  
DATE: 6-2-2025

**WJP** • architecture.plc  
124 Fegat Avenue  
Syracuse, N.Y. 13203  
600.287.6418

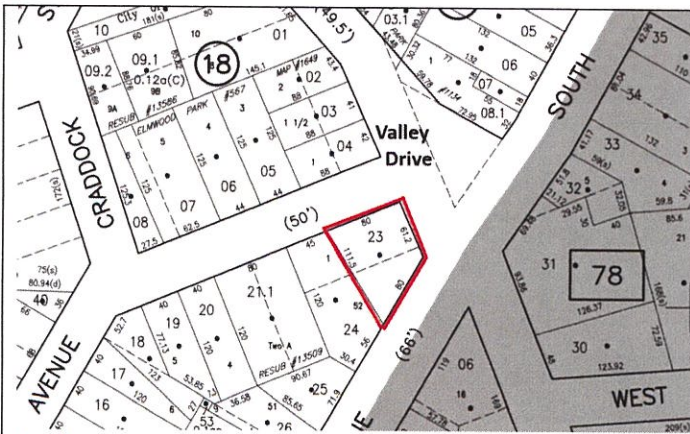
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2000 SOUTH AVENUE  
SYRACUSE, NY  
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Drawings are instruments of service and remain the property of the Architect.

STORE  
FLOOR  
PLAN  
A-1





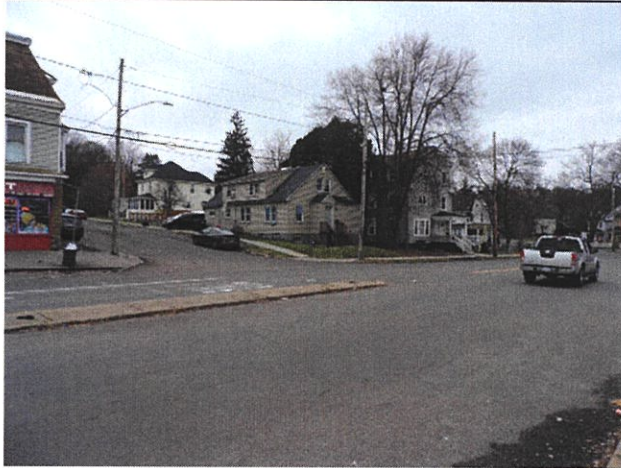




1. Tax map



2. Front (northeast) elevation



3. Looking West towards Elmwood Ave intersection.



4. Looking northwest up Valley Drive



5. Looking north, down South Ave

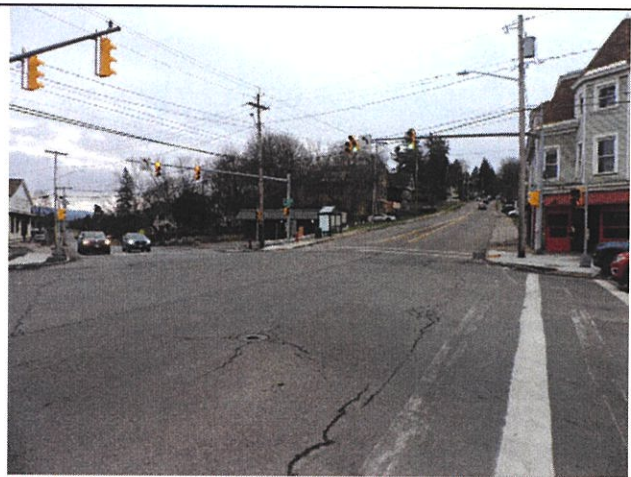


6. Looking east, across South Ave





7. Looking southeast toward Valley Drive



8. Looking southwest towards Valley Drive (left) and South Ave (right)



9. Elmwood Ave elevation (northwest)



10. South Ave elevation (south east)



11. Rear parking area.



# 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:							
Project Location (describe, and attach a location map): 2000 South Ave & Glenwood Ave; Syracuse, NY							
Brief Description of Proposed Action: Special Permit for grocery store. No exterior work.							
Name of Applicant or Sponsor:		Telephone: 315-450-7304					
Ammar Abdo Alawdi		E-Mail: Ammaralawdi71@yahoo.com					
Address: 344 Mountainview Ave Syc NY 13224							
City/PO: Syracuse		State: NY	Zip Code: 13224				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input 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: Syracuse City Planning Commission			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.   a. Total acreage of the site of the proposed action? _____ 0.1 acres b. Total acreage to be physically disturbed? _____ 0.1 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.1 acres							
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 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	N/A  <input type="checkbox"/>  <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO  <input checked="" type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? 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?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. 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. 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. 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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Ammar Abdo Alawdi</u> Date: _____ Signature: <u><i>Ammar A Alawdi</i></u> Title: <u>owner</u>		

## CPTED Assessment

Location: 2000 South Ave

Date: July 24, 2025

Conducted by: EJ Donovan—Special Patrol Officer, Syracuse Police Department

Subject to the proposed convenience store –AAA Market

### **Current Site Condition:**

The property is at South and Glenwood Ave. The property is free from any overgrowth. There are city street lights on both South and Glenwood. There is also a Cops Camera at that corner.

There was only 2 private security Cameras. One facing the store on the Glenwood side and one on South Ave. This camera is older and facing the ground, and it cannot be confirmed if it is functional. The store AAA Market has all its windows covered with advertising.

### **Recommendation:**

- 1: Clearing the windows to allow visibility into the store.
- 2: Installing additional privately owned cameras would help with the security of the building.

### **Reference Photos:**

Streetview from Glenwood Ave & Valley Dr







## Street Lights and Cameras

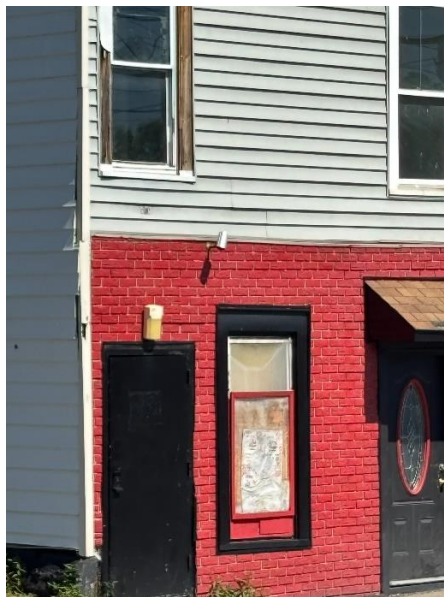




Streetview from Elmwood Ave

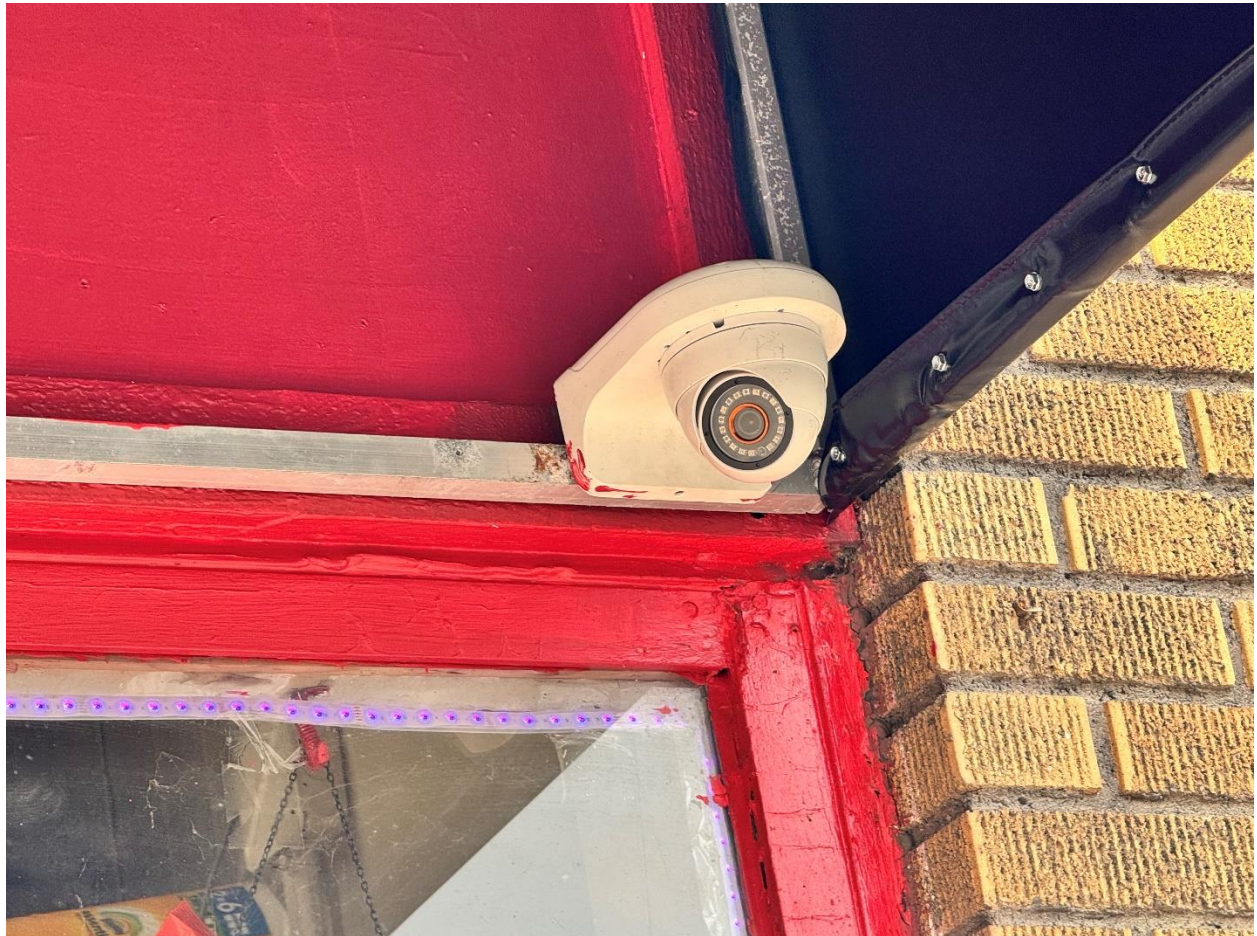


Streetview from South Ave



Applicant  
Response

Good afternoon per our conversation and police recommendation to clear window and put camera and change the awning signs on the store I atttched pictures











Project: SP-25-19

Date: 8/18/2025

## *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"/>



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 Planning Commission

8/18/25

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 - 08/08/2025  
 Tax Map #: 079.-19-23.0  
 Owners: Cuse City Properties, LLC  
 Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	10/02/63	Project	Variance (Converted)	Approved	V-63-032   To erect a 10' x 25' addition to side of a non-conform. bldg aka 2000 South Ave & Glenwood Ave
2000 South Ave & Glenwood Ave	04/14/03	Project	SP - Restaurant	Denied	SP-03-07   RESTAURANT (OMEGA MARKET)
2000 South Ave & Glenwood Ave	01/31/12	Completed Complaint	Traffic Signl Special Req	Completed	2012-02474   needs the 12 min parcel pick up sign removed.. no business there any longer
2000 South Ave & Glenwood Ave	04/30/12	Project	Project Site Review	Approved	PR-12-09   INSTALL NEW WHITE VINYL SIDING
2000 South Ave & Glenwood Ave	09/25/12	Periodic Inspection	C of C	CC - Valid/Cert	
2000 South Ave & Glenwood Ave	10/17/12	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	10/17/12	Violation	2010 IMC - Section 603.1 - Mechanical appliances	Closed	
2000 South Ave & Glenwood Ave	10/17/12	Violation	2010 IMC - Section 504.1 - General	Closed	
2000 South Ave & Glenwood Ave	10/17/12	Violation	2010 IMC - Section 305.1 - General	Closed	
2000 South Ave & Glenwood Ave	10/17/12	Violation	2010 IMC - Section 305.1 - General	Closed	
2000 South Ave & Glenwood Ave	10/17/12	Violation	2010 IMC - Section 305.1 - General	Closed	
2000 South Ave & Glenwood Ave	10/17/12	Violation	2010 IMC - Section 308.5 - Occupant	Closed	
2000 South Ave & Glenwood Ave	10/17/12	Violation	2010 IMC - Section 704.2 - Smoke alarms	Closed	
2000 South Ave & Glenwood Ave	10/31/12	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	12/12/12	Completed Complaint	Complaint Reqst - General	Completed	2012-23349   fruit flies, possible black mold, mice apt #5 (105 glenwood ave)
2000 South Ave & Glenwood Ave	08/06/13	Completed Complaint	Sewer Back Up	Completed	2013-19519   sewer bu will be home
2000 South Ave & Glenwood Ave	12/10/13	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	12/10/13	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
2000 South Ave & Glenwood Ave	12/10/13	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	01/07/14	Inspection	Complaint Re-Inspection	Pass	
2000 South Ave & Glenwood Ave	01/08/14	Completed Complaint	Trash/Debris-Private, Occ	Completed	2013-28604   T&D rear/Graffiti
2000 South Ave & Glenwood Ave	09/29/15	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	09/29/15	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
2000 South Ave & Glenwood Ave	10/09/15	Inspection	Progress Inspection	In Progress	
2000 South Ave & Glenwood Ave	10/23/15	Completed Complaint	Trash/Debris-Private, Occ	Completed	2015-27732
2000 South Ave & Glenwood Ave	10/23/15	Inspection	Progress Inspection	Pass	
2000 South Ave & Glenwood Ave	01/11/16	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	01/11/16	Violation	2010 IMC - Section 704.2 - Smoke alarms	Closed	
2000 South Ave & Glenwood Ave	01/11/16	Violation	2010 IMC - Section 304.13.1- Glazing	Closed	
2000 South Ave & Glenwood Ave	01/11/16	Violation	2010 IMC - Section 403.2 - Bathrooms and toilet rooms	Closed	
2000 South Ave & Glenwood Ave	01/11/16	Violation	2010 IMC - Section 504.3 - Plumbing system hazards	Closed	
2000 South Ave & Glenwood Ave	01/11/16	Violation	2010 IMC - Section 305.3 - Interior surfaces	Closed	
2000 South Ave & Glenwood Ave	01/11/16	Violation	2010 IMC - Section 304.7 - Roofs and drainage	Closed	
2000 South Ave & Glenwood Ave	01/18/16	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	01/26/16	Inspection	Complaint Re-Inspection	In Progress	
2000 South Ave & Glenwood Ave	02/12/16	Completed Complaint	Property Maintenance- Int	Completed	2016-00572   Mailing address: 105 Glenwood Apt 4: Heat not working properly, ceiling leaking, paint peeling off ceiling, cant use toilet

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	02/12/16	Inspection	Complaint Re-Inspection	Pass	24682   Meter Sets
2000 South Ave & Glenwood Ave	07/15/16	Permit Application	Electric (Meter Set)	Issued	
2000 South Ave & Glenwood Ave	07/15/16	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	07/15/16	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	07/15/16	Violation	2010 IMC - Section 305.1 - General	Closed	
2000 South Ave & Glenwood Ave	07/15/16	Violation	2010 IMC - Section 107.1.3 - Structure Unfit for Human Occupancy	Closed	
2000 South Ave & Glenwood Ave	07/18/16	Violation	2010 IFC - Section 605.1 - Abatement of electrical hazards	Closed	
2000 South Ave & Glenwood Ave	07/18/16	Violation	2010 IFC - Section 903.1 - General	Closed	
2000 South Ave & Glenwood Ave	07/18/16	Violation	2010 IFC - Section 906.1 - Where required	Closed	
2000 South Ave & Glenwood Ave	07/18/16	Violation	2010 IFC - Section 907.20.5 - Maintenance, inspection and testing	Closed	
2000 South Ave & Glenwood Ave	07/18/16	Inspection	Inspector Notification	Pass	
2000 South Ave & Glenwood Ave	07/18/16	Inspection	Progress Inspection	In Progress	
2000 South Ave & Glenwood Ave	07/19/16	Permit Application	Res. Remodel/Chg Occ	Issued	
2000 South Ave & Glenwood Ave	07/19/16	Periodic Inspection	Smoke Certification	SC - Issued	
2000 South Ave & Glenwood Ave	07/20/16	Inspection	Inspector Notification	In Progress	
2000 South Ave & Glenwood Ave	07/21/16	Inspection	Complaint Inspection	In Progress	24715   Sheetrock repair
2000 South Ave & Glenwood Ave	07/25/16	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	07/25/16	Inspection	Complaint Re-Inspection	In Progress	
2000 South Ave & Glenwood Ave	07/26/16	Permit Application	Electric (Meter Set)	Issued	
2000 South Ave & Glenwood Ave	07/26/16	Permit Application	Electric	Issued	
2000 South Ave & Glenwood Ave	07/27/16	Inspection	Inspector Notification	In Progress	29798   Meter Sets
2000 South Ave & Glenwood Ave	07/27/16	Inspection	Inspector Notification	In Progress	
2000 South Ave & Glenwood Ave	07/28/16	Inspection	Progress Inspection	In Progress	
					29799   Electrical



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	07/28/16	Inspection	Service Inspection	In Progress	2016-20446   Issues after a fire in an apt
2000 South Ave & Glenwood Ave	08/04/16	Completed Complaint	Sprinkler System	Completed	
2000 South Ave & Glenwood Ave	08/04/16	Inspection	Progress Inspection	In Progress	
2000 South Ave & Glenwood Ave	08/10/16	Inspection	Progress Inspection	In Progress	
2000 South Ave & Glenwood Ave	08/17/16	Inspection	Progress Inspection	In Progress	
2000 South Ave & Glenwood Ave	08/23/16	Inspection	Progress Inspection	In Progress	
2000 South Ave & Glenwood Ave	08/23/16	Inspection	Complaint Re-Inspection	In Progress	
2000 South Ave & Glenwood Ave	08/30/16	Inspection	Progress Inspection	In Progress	25284   Sprinkler
2000 South Ave & Glenwood Ave	09/06/16	Permit Application	Sprinkler	Issued	
2000 South Ave & Glenwood Ave	09/07/16	Inspection	Progress Inspection	In Progress	
2000 South Ave & Glenwood Ave	09/07/16	Inspection	Progress Inspection	In Progress	
2000 South Ave & Glenwood Ave	09/09/16	Inspection	Complaint Re-Inspection	In Progress	
2000 South Ave & Glenwood Ave	09/16/16	Inspection	Inspector Notification	In Progress	
2000 South Ave & Glenwood Ave	09/23/16	Inspection	Progress Inspection	In Progress	
2000 South Ave & Glenwood Ave	09/27/16	Inspection	Final Inspection	Pass	
2000 South Ave & Glenwood Ave	09/27/16	Inspection	Final Inspection	In Progress	
2000 South Ave & Glenwood Ave	09/28/16	Inspection	Progress Inspection	Pass	
2000 South Ave & Glenwood Ave	09/28/16	Inspection	Fire Inspector Notification	Pass	24682   Meter Sets   Completed #24682 29798   Meter Sets   Completed #29798 24715   Sheetrock repair   Certificate of Completion #24715
2000 South Ave & Glenwood Ave	09/29/16	Inspection	Progress Inspection	In Progress	
2000 South Ave & Glenwood Ave	10/04/16	Completed Permit	Electric (Meter Set)	Completed - No	
2000 South Ave & Glenwood Ave	10/04/16	Completed Permit	Electric (Meter Set)	Completed - No	
2000 South Ave & Glenwood Ave	10/05/16	Completed Permit	Res. Remodel/Chg Occ	Certificate Issued	
2000 South Ave & Glenwood Ave	10/06/16	Inspection	Progress Inspection	In Progress	2016-19947   Exterior violations due to fire
2000 South Ave & Glenwood Ave	10/07/16	Completed Complaint	Property Maintenance-Ext	Completed	
2000 South Ave & Glenwood Ave	10/07/16	Inspection	Complaint Re-Inspection	Pass	
2000 South Ave & Glenwood Ave	10/14/16	Inspection	Progress Inspection	Pass	25284   Sprinkler   Certificate of Completion #25284
2000 South Ave & Glenwood Ave	10/14/16	Completed Permit	Sprinkler	Certificate Issued	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	10/25/16	Inspection	Fire Inspector Notification	Pass	
2000 South Ave & Glenwood Ave	10/25/16	Completed Permit	Electric	Certificate Issued	29799   Electrical   Certificate of Completion #29799
2000 South Ave & Glenwood Ave	05/03/18	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	05/07/18	Completed Complaint	Trash/Debris-Private, Occ	Owner Compliance	2018-12641
2000 South Ave & Glenwood Ave	05/07/18	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	04/11/19	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	04/11/19	Violation	2015 IMPC - 305.3 - Interior Surfaces	Closed	
2000 South Ave & Glenwood Ave	04/18/19	Inspection	Complaint Re-Inspection	In Progress	
2000 South Ave & Glenwood Ave	04/26/19	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	05/02/19	Completed Complaint	Property Maintenance-Int	Owner Compliance	2019-07832   Apt 4 Ceiling coming down in living room, leak from bathroom ceiling
2000 South Ave & Glenwood Ave	05/02/19	Inspection	Complaint Re-Inspection	Pass	
2000 South Ave & Glenwood Ave	05/02/19	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	06/14/19	Permit Application	Electric	Issued	38391   Electrical
2000 South Ave & Glenwood Ave	06/20/19	Inspection	Progress Inspection	In Progress	
2000 South Ave & Glenwood Ave	06/28/19	Inspection	Progress Inspection	Fail	
2000 South Ave & Glenwood Ave	07/01/19	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	07/01/19	Violation	2015 IMPC - 605.1 - Installation	Closed	
2000 South Ave & Glenwood Ave	07/01/19	Violation	2015 IMPC - 305.3 - Interior Surfaces	Closed	
2000 South Ave & Glenwood Ave	07/01/19	Violation	2015 IMPC - 305.3 - Interior Surfaces	Closed	
2000 South Ave & Glenwood Ave	07/15/19	Inspection	Progress Inspection	In Progress	
2000 South Ave & Glenwood Ave	07/19/19	Completed Complaint	Property Maintenance-Int	Completed	2019-17264   Apt 1 - Hole in ceiling in bedroom, bedroom window leaks, mold
2000 South Ave & Glenwood Ave	07/19/19	Inspection	Complaint Re-Inspection	Pass	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	08/02/19	Completed Complaint	Trash/Debris-Private, Occ	Owner Compliance	2019-21230   trash and debri on property eye sore
2000 South Ave & Glenwood Ave	08/02/19	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	08/05/19	Inspection	Progress Inspection	N/A	
2000 South Ave & Glenwood Ave	08/21/19	Inspection	Progress Inspection	N/A	
2000 South Ave & Glenwood Ave	09/10/19	Inspection	Progress Inspection	No Progress	
2000 South Ave & Glenwood Ave	01/03/20	Inspection	Progress Inspection	<None>	
2000 South Ave & Glenwood Ave	01/28/20	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	02/28/20	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	02/28/20	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
2000 South Ave & Glenwood Ave	03/02/20	Inspection	Codes - Licensing	Fail	
2000 South Ave & Glenwood Ave	03/02/20	Inspection	Fire Prevention - Licensing	In Progress	
2000 South Ave & Glenwood Ave	03/02/20	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
2000 South Ave & Glenwood Ave	03/02/20	Violation	SPCC 27-57 (a) (4) Panel Identification	Closed	
2000 South Ave & Glenwood Ave	03/02/20	Violation	SPCC 27-57 (a) (16) Openings not covered/cover plates	Closed	
2000 South Ave & Glenwood Ave	03/02/20	Violation	2015 IPMC Section 505.4 Hot Water Temperature And Tanks	Closed	
2000 South Ave & Glenwood Ave	03/02/20	Violation	2015 IPMC Section 603.1 Mechanical Appliances And Systems	Closed	
2000 South Ave & Glenwood Ave	03/02/20	Violation	2015 IFC Section 915.1 General	Closed	
2000 South Ave & Glenwood Ave	03/02/20	Violation	2015 IPMC Section 307.1	Closed	
2000 South Ave & Glenwood Ave	03/02/20	Violation	2015 IPMC Section 603.2 Exhaust	Closed	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	03/03/20	Inspection	Complaint Inspection	In Progress	
2000 South Ave & Glenwood Ave	03/04/20	Completed Complaint	Property Maintenance-Int	Owner Compliance	2020-03553   Apt 4 - Mice (Referred tenant to Healthy Neighborhood program)
2000 South Ave & Glenwood Ave	03/04/20	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	03/06/20	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	03/13/20	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	03/16/20	Completed Complaint	Property Maintenance-Ext	Owner Compliance	2020-03391   Tenants throwing garbage, junk, furniture between 2000 South Ave and 2008 South Ave. Been piling up for a while.
2000 South Ave & Glenwood Ave	03/16/20	Inspection	Complaint Re-Inspection	Pass	
2000 South Ave & Glenwood Ave	03/17/20	Inspection	Codes - Licensing	In Progress	
2000 South Ave & Glenwood Ave	03/27/20	Inspection	Codes - Licensing	Pass	
2000 South Ave & Glenwood Ave	04/02/20	Completed Complaint	Property Maintenance-Ext	Completed	2020-00678   Work without permit
2000 South Ave & Glenwood Ave	06/08/20	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	06/29/20	Violation	2015 IPMC Section 704.1 Operable	Closed	
2000 South Ave & Glenwood Ave	06/29/20	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
2000 South Ave & Glenwood Ave	07/23/20	Inspection	Fire Prevention - Licensing	In Progress	
2000 South Ave & Glenwood Ave	07/24/20	Inspection	Codes - Licensing	Pass	
2000 South Ave & Glenwood Ave	07/24/20	Inspection	Codes Electric - Licensing	Pass	
2000 South Ave & Glenwood Ave	09/25/20	Completed Complaint	Smoke Alarm Certification	Completed	2020-07486
2000 South Ave & Glenwood Ave	10/19/20	Inspection	Fire Prevention - Licensing	Pass	
2000 South Ave & Glenwood Ave	07/15/21	Violation	SPCC SEC. 27-15	Closed	
2000 South Ave & Glenwood Ave	10/20/21	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	10/20/21	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
2000 South Ave & Glenwood Ave	10/20/21	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
2000 South Ave & Glenwood Ave	10/28/21	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	11/01/21	Violation	2020 PMCNYS - Section 305.1 - General	Closed	
2000 South Ave & Glenwood Ave	11/01/21	Violation	2020 PMCNYS - Section 602.3 - Heat supply	Closed	
2000 South Ave & Glenwood Ave	11/01/21	Violation	2020 PMCNYS - Section 603.1 - Mechanical equipment and appliances	Closed	
2000 South Ave & Glenwood Ave	11/01/21	Violation	2020 PMCNYS - Section 305.6 - Interior Doors	Closed	
2000 South Ave & Glenwood Ave	11/01/21	Violation	2020 PMCNYS - Section 403.2 - Bathrooms and toilet rooms	Closed	
2000 South Ave & Glenwood Ave	11/01/21	Violation	2020 PMCNYS - Section 704.7 - Single- and multiple-station smoke alarms	Closed	
2000 South Ave & Glenwood Ave	11/01/21	Violation	2020 PMCNYS- Section 705.1 - Carbon monoxide alarms and detectors	Closed	
2000 South Ave & Glenwood Ave	11/01/21	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
2000 South Ave & Glenwood Ave	11/01/21	Violation	SPCC - Section 27-57 (a) (18) - Bathroom Receptacle Outlet	Closed	
2000 South Ave & Glenwood Ave	11/01/21	Violation	SPCC - Section 27-57 (a) (19) - Switch/Outlet is Damaged/ Unserviceable	Closed	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	11/01/21	Violation	2020 FCNYS- - 1031.10 - Emergency lighting equipment inspection and testing	Closed	
2000 South Ave & Glenwood Ave	11/01/21	Violation	2020 PMCNYS - Section 309.1 - Infestation	Closed	
2000 South Ave & Glenwood Ave	11/18/21	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	12/02/21	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
2000 South Ave & Glenwood Ave	12/02/21	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	12/08/21	Inspection	Complaint Re-Inspection	In Progress	
2000 South Ave & Glenwood Ave	12/09/21	Violation	2020 PMCNYS - Section 305.1 - General	Closed	
2000 South Ave & Glenwood Ave	12/09/21	Violation	2020 FCNYS- - 1031.10 - Emergency lighting equipment inspection and testing	Closed	
2000 South Ave & Glenwood Ave	12/23/21	Completed Complaint	Smoke Alarm Certification	Completed	2021-23380
2000 South Ave & Glenwood Ave	12/29/21	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	01/27/22	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	03/10/22	Inspection	Complaint Inspection	In Progress	
2000 South Ave & Glenwood Ave	03/23/22	Inspection	Complaint Inspection	In Progress	
2000 South Ave & Glenwood Ave	04/19/22	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	05/18/22	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	06/23/22	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	08/01/22	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	08/22/22	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	08/22/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2000 South Ave & Glenwood Ave	08/22/22	Violation	2020 PMCNYS - Section 304.15 - Doors	Closed	
2000 South Ave & Glenwood Ave	08/31/22	Inspection	Complaint Inspection	In Progress	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	09/06/22	Inspection	Complaint Inspection	In Progress	
2000 South Ave & Glenwood Ave	09/08/22	Completed Complaint	Property Maintenance- Int	Completed	2022-07855   mice infestation, front door of hinge
2000 South Ave & Glenwood Ave	09/08/22	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	09/09/22	Inspection	Complaint Inspection	In Progress	
2000 South Ave & Glenwood Ave	09/19/22	Inspection	Complaint Inspection	In Progress	
2000 South Ave & Glenwood Ave	09/21/22	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	09/21/22	Violation	2020 PMCNYS - Section 603.1 - Mechanical equipment and appliances	Closed	
2000 South Ave & Glenwood Ave	09/21/22	Violation	2020 PMCNYS - Section 305.4 - Stairs and Walking Surfaces	Closed	
2000 South Ave & Glenwood Ave	09/21/22	Violation	2020 PMCNYS - Section 309.1 - Infestation	Closed	
2000 South Ave & Glenwood Ave	09/21/22	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
2000 South Ave & Glenwood Ave	09/21/22	Violation	SGOC - Section 54-5(A) - Lead Abatement and Control Deteriorated Paint Violation - Interior Residential Dwelling Unit	Closed	
2000 South Ave & Glenwood Ave	09/21/22	Violation	SGOC - Section 54-5(A) - Lead Abatement and Control Deteriorated Paint Violation - Interior Residential Common Area	Closed	
2000 South Ave & Glenwood Ave	09/23/22	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	10/03/22	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	10/03/22	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
2000 South Ave & Glenwood Ave	10/03/22	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	10/03/22	Violation	2020 PMCNYS - Section 603.1 - Mechanical equipment and appliances	Closed	
2000 South Ave & Glenwood Ave	10/03/22	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
2000 South Ave & Glenwood Ave	10/03/22	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
2000 South Ave & Glenwood Ave	10/03/22	Violation	SGOC - Section 54-5(A) - Lead Abatement and Control Deteriorated Paint Violation - Interior Residential Dwelling Unit	Closed	
2000 South Ave & Glenwood Ave	10/03/22	Violation	SGOC - Section 54-5(A) - Lead Abatement and Control Deteriorated Paint Violation - Interior Residential Common Area	Closed	
2000 South Ave & Glenwood Ave	10/06/22	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	10/11/22	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	10/18/22	Inspection	Complaint Re-Inspection	In Progress	
2000 South Ave & Glenwood Ave	10/21/22	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	11/04/22	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	11/14/22	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	11/14/22	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
2000 South Ave & Glenwood Ave	11/15/22	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	11/21/22	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	11/23/22	Inspection	Codes - Licensing	Fail	
2000 South Ave & Glenwood Ave	11/23/22	Inspection	Codes Electric - Licensing	Fail	
2000 South Ave & Glenwood Ave	11/30/22	Inspection	Codes - Licensing	Pass	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	11/30/22	Inspection	Codes Electric - Licensing	Pass	
2000 South Ave & Glenwood Ave	12/05/22	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	12/14/22	Completed Complaint	Property Maintenance- Int	Completed	2022-08691   Apt 5: No heat, mice/roaches, outside door broken, spaces between the floor and the walls, apartment has an odor of something dead in the walls
2000 South Ave & Glenwood Ave	12/14/22	Completed Complaint	Property Maintenance- Int	Completed	2022-09788   Apt 5: No heat
2000 South Ave & Glenwood Ave	12/14/22	Inspection	Complaint Re-Inspection	Pass	
2000 South Ave & Glenwood Ave	12/19/22	Inspection	Complaint Inspection	In Progress	
2000 South Ave & Glenwood Ave	12/19/22	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	12/19/22	Inspection	BAA - 1st Ticket Plea	Ticket Paid	
2000 South Ave & Glenwood Ave	01/18/23	Completed Complaint	Property Maintenance- Ext	Completed	2022-01771   trash outside everywhere, apartment complex is responsible not business.
2000 South Ave & Glenwood Ave	01/18/23	Inspection	Complaint Re-Inspection	Pass	
2000 South Ave & Glenwood Ave	01/23/23	Inspection	Progress Inspection	Fail	
2000 South Ave & Glenwood Ave	01/27/23	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	02/08/23	Inspection	Progress Inspection	Fail	
2000 South Ave & Glenwood Ave	03/03/23	Inspection	Fire Prevention - Licensing	Pass	
2000 South Ave & Glenwood Ave	03/16/23	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	03/24/23	Completed Complaint	Sprinkler System	Closed - Risk	2021-23021   Failure to maintain installed Fire Sprinkler System
2000 South Ave & Glenwood Ave	04/06/23	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	06/01/23	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	07/10/23	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	07/10/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2000 South Ave & Glenwood Ave	07/10/23	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
2000 South Ave & Glenwood Ave	07/17/23	Completed Complaint	Property Maintenance- Ext	Completed	2023-04775   og td



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	07/17/23	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	07/19/23	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	08/21/23	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	09/26/23	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	10/12/23	Inspection	BAA - 1st Ticket Plea	Ticket Dismissed	
2000 South Ave & Glenwood Ave	10/27/23	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
2000 South Ave & Glenwood Ave	10/27/23	Violation	2020 PMCNYS - Section 309.1 - Infestation	Closed	
2000 South Ave & Glenwood Ave	10/27/23	Violation	2020 PMCNYS - Section 602.3 - Heat supply	Closed	
2000 South Ave & Glenwood Ave	10/27/23	Violation	2020 PMCNYS - Section 704.6.1.2 - Groups R-2, R-3, R-4, I-1, and other dwellings	Closed	
2000 South Ave & Glenwood Ave	10/27/23	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	11/01/23	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	11/01/23	Inspection	Complaint Re-Inspection	Pass	
2000 South Ave & Glenwood Ave	11/22/23	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	11/29/23	Inspection	Complaint Re-Inspection	In Progress	
2000 South Ave & Glenwood Ave	12/12/23	Inspection	Complaint Re-Inspection	In Progress	
2000 South Ave & Glenwood Ave	12/18/23	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	01/04/24	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	01/09/24	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	01/26/24	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	02/01/24	Complaint	Smoke Alarm Certification	Referred to BAA	2024-00543
2000 South Ave & Glenwood Ave	02/06/24	Completed Complaint	Property Maintenance-Int	Completed	2022-08470   mice,roaches,holes in walls, buidling isnt secured, trash everywhere,fridge doesnt work
2000 South Ave & Glenwood Ave	02/12/24	Inspection	Complaint Re-Inspection	No Progress	
2000 South Ave & Glenwood Ave	02/22/24	Inspection	Complaint Re-Inspection	Pass	
2000 South Ave & Glenwood Ave	02/26/24	Inspection	Codes - Licensing	Fail	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	02/26/24	Violation	2020 PMCNYS - Section 305.1 - General	Closed	
2000 South Ave & Glenwood Ave	02/26/24	Violation	2020 PMCNYS - Section 704.6 - Single- or multiple-station smoke alarms	Closed	
2000 South Ave & Glenwood Ave	03/01/24	Inspection	Codes - Licensing	Pass	
2000 South Ave & Glenwood Ave	03/04/24	Inspection	BAA - 1st Ticket Plea	Ticket Default	
2000 South Ave & Glenwood Ave	03/04/24	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	03/04/24	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Open	
2000 South Ave & Glenwood Ave	03/14/24	Inspection	Complaint Inspection	Fail	
2000 South Ave & Glenwood Ave	03/14/24	Violation	2020 PMCNYS - Section 308.1 - Accumulation of rubbish or garbage	Closed	
2000 South Ave & Glenwood Ave	03/21/24	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	03/25/24	Inspection	Complaint Inspection	N/A	
2000 South Ave & Glenwood Ave	03/28/24	Completed Complaint	Property Maintenance-Ext	Completed	2024-01587   td
2000 South Ave & Glenwood Ave	04/02/24	Inspection	Complaint Inspection	Pass	
2000 South Ave & Glenwood Ave	04/03/24	Closed Permit	Electric	Canceled	38391   Electrical
2000 South Ave & Glenwood Ave	05/13/24	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	05/23/24	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	06/03/24	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	06/28/24	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	07/09/24	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	07/24/24	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	08/01/24	Inspection	BAA - Default 30 Day Deadline	Default	
2000 South Ave & Glenwood Ave	08/20/24	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	08/26/24	Inspection	BAA - 1st Ticket Plea	Ticket Default	
2000 South Ave & Glenwood Ave	09/19/24	Inspection	Complaint Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	09/25/24	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	09/26/24	Complaint	Fire Safety	Open	2024-07485   Fire protection deficeincies
2000 South Ave & Glenwood Ave	09/26/24	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Open	
2000 South Ave & Glenwood Ave	10/30/24	Inspection	BAA - Default 30 Day Deadline	Default	
2000 South Ave & Glenwood Ave	10/31/24	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	10/31/24	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	11/21/24	Complaint	Cert of Use - Food Store	Certificate: Admin	CU2024-0286   AAA Market
2000 South Ave & Glenwood Ave	11/22/24	Completed Complaint	Cert of Use - Food Store	Admin-Closed	CU2020-0006   AAA Market
2000 South Ave & Glenwood Ave	12/19/24	Inspection	Complaint Inspection	No Work Started	
2000 South Ave & Glenwood Ave	12/19/24	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	12/23/24	Completed Complaint	Property Maintenance-Int	Completed	2023-07426   APT 5
2000 South Ave & Glenwood Ave	12/23/24	Inspection	Tickle Date (Follow Up)	Pass	
2000 South Ave & Glenwood Ave	01/20/25	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	01/28/25	Complaint	Property Maintenance-Int	Open	2025-00613   Apt 6 NO HEAT, Stairs falling apart, Hole in ceiling, roaches
2000 South Ave & Glenwood Ave	01/30/25	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	01/31/25	Inspection	Complaint Inspection	N/A	
2000 South Ave & Glenwood Ave	02/11/25	Inspection	Tickle Date (Follow Up)	Fail	
2000 South Ave & Glenwood Ave	02/11/25	Violation	2020 PMCNYS - Section 304.15 - Doors	Open	
2000 South Ave & Glenwood Ave	02/11/25	Violation	2020 PMCNYS - Section 308.1 - Accumulation of rubbish or garbage	Open	
2000 South Ave & Glenwood Ave	02/11/25	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Closed	
2000 South Ave & Glenwood Ave	02/11/25	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	



City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	02/11/25	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
2000 South Ave & Glenwood Ave	02/11/25	Violation	2020 PMCNYS - Section 305.4 - Stairs and Walking Surfaces	Closed	
2000 South Ave & Glenwood Ave	02/11/25	Violation	2020 PMCNYS - Section 305.5 - Handrails and Guards	Closed	
2000 South Ave & Glenwood Ave	02/11/25	Violation	2020 PMCNYS - Section 704.6.1.2 - Groups R-2, R-3, R-4, I-1, and other dwellings	Open	
2000 South Ave & Glenwood Ave	02/11/25	Violation	2020 PMCNYS - Section 603.1 - Mechanical equipment and appliances	Open	
2000 South Ave & Glenwood Ave	02/13/25	Inspection	Tickle Date (Follow Up)	No Progress	
2000 South Ave & Glenwood Ave	02/24/25	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	02/25/25	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	03/05/25	Inspection	Tickle Date (Follow Up)	No Progress	
2000 South Ave & Glenwood Ave	03/25/25	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	04/02/25	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	04/04/25	Inspection	Tickle Date (Follow Up)	No Progress	
2000 South Ave & Glenwood Ave	04/14/25	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	04/17/25	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	04/29/25	Inspection	Tickle Date (Follow Up)	N/A	
2000 South Ave & Glenwood Ave	05/02/25	Inspection	BAA - 1st Ticket Plea	Ticket Default	
2000 South Ave & Glenwood Ave	05/02/25	Inspection	Complaint Inspection	In Progress	
2000 South Ave & Glenwood Ave	05/15/25	Completed Complaint	Tobacco License	Certificate:	TL-2024-0076   AAA Market
2000 South Ave & Glenwood Ave	05/21/25	Inspection	Tickle Date (Follow Up)	<None>	
2000 South Ave & Glenwood Ave	05/21/25	Inspection	Tickle Date (Follow Up)	Fail	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
2000 South Ave & Glenwood Ave	05/21/25	Violation	SPCC - Section 27-43 (d) (3) Residential mixed use dwelling structures.	Open	
2000 South Ave & Glenwood Ave	05/21/25	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Open	
2000 South Ave & Glenwood Ave	05/30/25	Inspection	Tickle Date (Follow Up)	Fail	
2000 South Ave & Glenwood Ave	06/02/25	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	06/03/25	Completed Complaint	Certificate of Compliance	Completed	2021-19742   Certificate of Compliance 6 Apts 3 Comm
2000 South Ave & Glenwood Ave	06/03/25	Complaint	Certificate of Compliance	Referred to BAA -	2025-04955   C of C
2000 South Ave & Glenwood Ave	06/03/25	Inspection	Tickle Date (Follow Up)	Fail	
2000 South Ave & Glenwood Ave	06/03/25	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Open	
2000 South Ave & Glenwood Ave	06/03/25	Inspection	Tickle Date (Follow Up)	In Progress	
2000 South Ave & Glenwood Ave	06/03/25	Inspection	Complaint Inspection	N/A	
2000 South Ave & Glenwood Ave	06/06/25	Inspection	Tickle Date (Follow Up)	Fail	
2000 South Ave & Glenwood Ave	06/23/25	Project	SP - Other	Active	SP-25-19   Special Use Permit to officially establish" Food beverage, retail" land use type for an existing convenience store. Operation Hours: 10 AM to 10 PM; No alcohol, Tobacco, or hot food will be sold
2000 South Ave & Glenwood Ave	06/24/25	Inspection	Tickle Date (Follow Up)	No Progress	
2000 South Ave & Glenwood Ave	06/25/25	Inspection	Tickle Date (Follow Up)	No Progress	
2000 South Ave & Glenwood Ave	06/26/25	Inspection	Complaint Inspection	No Progress	
2000 South Ave & Glenwood Ave	07/03/25	Inspection	Tickle Date (Follow Up)	N/A	
2000 South Ave & Glenwood Ave	07/08/25	Inspection	Tickle Date (Follow Up)	N/A	
2000 South Ave & Glenwood Ave	07/09/25	Inspection	Tickle Date (Follow Up)	N/A	
2000 South Ave & Glenwood Ave	07/10/25	Inspection	Complaint Inspection	<None>	
2000 South Ave & Glenwood Ave	07/14/25	Inspection	Tickle Date (Follow Up)	No Progress	
2000 South Ave & Glenwood Ave	07/23/25	Inspection	Tickle Date (Follow Up)	No Progress	
2000 South Ave & Glenwood Ave	08/04/25	Inspection	Tickle Date (Follow Up)	<None>	



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Cuse City Properties, LLC

From: Haohui Pan, Zoning Planner

Date: 7/28/2025 8:49:01 AM

Re: SP - Other SP-25-19  
2000 South Ave & Glenwood Ave, Syracuse, 13207

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	07/28/2025	Haohui Pan	Pending Planning Commission Public hearing
Finance - Zoning	Internal Review Complete	06/26/2025	Veronica Voss	Notes indicate that this is a special use permit to officially establish retail land use for convenience store. This is not a resubdivision? For the 2000 South Ave & Glenwood Ave property, they are past due for the April taxes for CS & CO and will owe July for both in a week.
Common Council	Pending	06/23/2025		
Planning Commission	Pending	06/23/2025		
DPW - Transportation Planner	Conditionally Approved	07/16/2025	Neil Milcarek-Burke	No major concern with special permit as proposed. The associated work will need to address sidewalk deficiencies associated with this building along South Avenue (broken sidewalk flags) and Elmwood Ave (blacktopped sidewalk.) Storefront retail is major pedestrian generator.