CITY OF SYRACUSE, MAYOR SHARON F. OWENS
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

SP-2026-51	***Staff Report – November 2, 2026***
Application Type:	Special Use Permit
Project Address:	1500 South Ave & Colvin St W (Tax Map ID: 079.-13-05.0);
Summary of Proposed Action:	The applicant intends to maintain and legally establish a "Neighborhood Market" land use type within the existing structure, no modifications are proposed to the structure. The interior would also feature a deli counter, as a subsidiary use. "Neighborhood Market" land use types are permitted by Special Use Permit under the regulations of the MX-2 Zone District. The proposed hours of Operation are 8AM – 11PM. Minor site improvements include regrading the rear parking area to facilitate storm drainage into drywell, restricting the size of the parking entrance per DPW standards, cleaning of refuse along the northern façade, and restoring the previously paved ROW area back to greenspace. Total site area: 0.1 Acres / 4,454 SF
Owner/Applicant	Fadel Nagi, Syracuse Empire Realty LLC (Owner) Almutasem Nagi (Applicant) Minh Lam (Architect)
Existing Zone District:	Neighborhood Center (MX-2) Zone District
Surrounding Zone Districts:	The neighboring properties to the north, west, south and east across South Ave. are all within the MX-2 Neighborhood Center Zone District.
Companion Application(s)	None
Scope of Work:	Exterior work: (1) Minor Site improvements to regrade the rear parking area for drainage at 1508-10 South Ave. (Separate permit will be required since this is a separate lot) (2) Restricting the size of the parking entrance to no more than 24' per DPW standards at 1508-10 South Ave. (Separate permit will be required since this is a separate lot) (3) Cleaning and clearing of refuse along the northern side of the façade. (4) Installation of a bicycle rack. Interior work: (1) None

Facts on Project:

Existing Conditions

- The existing site contains a one-story masonry commercial building utilized as a "Neighborhood Market", which front directly onto South Ave. and W Colvin St. The structure takes up almost the entire lot.

Nonconformities

- No nonconformities exist or are proposed

Dimensional Standards

- The existing lot meets all Dimensional standards of the MX-2 Zone District.
- The existing coverage of the parcel is 82% structural, whereas 85% is permitted, thus conforming.
- The edges of the building are all on or within the property line, thus all setbacks are conforming.

Use Specific Standards

- No use specific standards apply

Local Land Use and Residential Compatibility

- The site is in the Neighborhood Cener (MX-2) Zone District, where the commercial use type "Neighborhood Market" is permitted by Special se Permits, which maintains the existing land use at the intersection of South Ave and W Colvin St. Other nearby non-residential uses include several church "Assembly" uses, as well as a funeral home and beauty salon within the "Personal Services" land use type. The maintenance of a commercial use at the intersection will not intensify this corridor and will allow for local residents to shop for goods here rather than just services. The proposed land use type is in keeping with existing businesses at this intersection.

Off-Street Parking and Loading

- The lot does not meet the minimum size requirements to qualify for a minimum parking requirement. No parking is provided on the site, however the owner also owns the parcel to the south 1508-10 South Ave. which has a nonconforming standalone parking lot fronting South Ave. A resubdivision would eliminate this nonconformity and could be applied towards the parking requirements if the two parcels were combined.
-

Landscaping, Buffering, and Screening

- No adjacent parcels are utilized for residential purposes, therefor existing and proposed landscaping, buffering, and screening is considered adequate. The fence around the dumpster must be maintained in good order.

Site, Building Design, and Exterior Lighting

- The current front setback along W Colvin St is littered with refuse, the applicant proposed to clear and restore this area to greenspace. The restoration of the green space in the front setback will support the goals of MX-2 Zone District.
- Windows, or some other articulation along the W Colvin St. façade should be

	considered to prevent a large stretch of unimproved wall from occupying the entire frontage. Windows, a mural, or some other method of breaking up this frontage is necessary. - A minimum of 30% transparency is required along both the South Ave. and W Colvin St. frontages. Some other articulation may be considered in lieu of added windows pursuant to SZO 7.3C(2). **Signage** - Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable. **Historic Preservation** - This property is not on the City's Historic Properties list and does not require review by the Landmark Preservation Board. **Additional Standards, Building Placement, and Transparency** - All existing building facades display dilapidated conditions of siding, windows, entrances and other exterior façade features and should be repaired in kind or permits should be pulled for improvements.
Staff Analysis:	**Special Use Permit Approval Criteria** **Consistency with the Intent of the Zoning Ordinance & Comprehensive Plan and Other City Policies** The proposed use is permitted by Special Use Permit in the zone district and will continue a longstanding use by legalizing it. **Compliance with applicable Standards of the Zoning Ordinance and other municipal departments' standards** No interior work is required and future work is subject to the review and approval of the Syracuse Central Permit Office pending this land use decision. **Compatibility with the Surrounding Area** The surrounding street character is small scale commercial, assembly uses, and personal services business. **Compatible with the development of the general neighborhood and existing land uses** Neighboring and nearby land use types are largely consistent with the proposed "Neighborhood Market" land use type, the proposed cleanup and maintenance of the site will improve the structure and land to be usable for a longer period. **Impacts on pedestrian and vehicular traffic** The curb improvements conducted by the city have already improved the pedestrian experience of this intersection of South Ave. and W Colvin St. No additional parking is proposed or required, however improvements to the neighboring property's parking lot will improve drainage into a new dry well.

Minimization of Adverse Impact on Health, Safety, and Welfare
The project proposes no exterior alterations that would create hazardous conditions or encourage them. Site improvements should be beneficial to the surrounding neighborhood.

Impacts on development of the subject property and the use of adjacent land and buildings
The project proposes no major exterior alterations as such there will be no physical impact to the nearby properties.

Adequate Supporting Service
Any fire or life safety alterations will require review and inspection by the City of Syracuse Code Enforcement prior to the issuance of the Certificate of Occupancy or Use. Nearby support services include SFD Station 3, approximately 3 minute drive down Onondaga Ave. from the subject property.

Staff Recommendation:

Staff recommend approving this project.

Recommend conditions if approved:

1. The applicant shall comply with the general conditions for approval on the Site Plan application. (See the attached sheet General Conditions for Site Plan Approval)
2. Some kind of articulation or transparency alternative shall be required on the façade facing W Colvin St. and 30% transparency minimum must be met along the South Ave. frontage.
3. All work on the adjacent property containing the parking lot shall obtain proper permits and approvals prior to commencing work.
4. The business shall comply with all local, county, state, and federal regulations for controlled goods and services offered at the Neighborhood Market.
5. The applicant shall always possess a valid Certificate of Use issued by the City of Syracuse.
6. The business owner shall abide by the hours of operation that the Planning Commission decides upon.
7. A Crime Prevention Through Environmental Design shall be conducted within 1 year of the final decision.

Zoning Procedural History:

AS-74-142	Off-Premise advertising	Approved w/ Conditions
V-80-6	Area Variance to Maintain existing residential uses by waiving dimensional standards	Approved
R-80-2	Resubdivision to divide 1 lot into two	Approved
SP-86-40	Package food restaurant *Fish Fry*	Approved
SP-86-40M1	Restaurant within a	Denied w/o Prejudice

	<table><tr><td></td><td>Convenience Store, modify floorplans and signage</td><td></td></tr></table>
Summary of Zoning History:	The property has been utilized for exclusively commercial purposes since 1986 when it was approved for use as a package food restaurant known as *Fish Fry*. In 2014, a new Special Use Permit was applied for to convert it to a Restaurant within a Convenience store and was denied by the City Planning Commission. Prior to this application the store had been converted to a retail use, however no zoning approvals exist permitting this conversion, hence the reason for this Special Use Permit application.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has one zoning violation for illegal land use, which is the purpose of this Special Use Permit to rectify.
Summary of Changes:	This is not a continued application.
Property Characteristics:	**Existing property characteristics** The subject property at 1215 W Genesee St. is an irregularly shaped parcel with a lot size of 4,454 SF (0.1 Acres). The property has two street frontages with 86.7 FT of northern frontage along W Colvin St. and 50 FT of frontage along South Ave. To the south the property line borders 1508-10 South Ave. for 88.42 FT. To the west the property line borders 1325 W Colvin St. for 60.73 FT; The parcel is currently occupied only by the subject one story stone masonry commercial structure.
SEQR Determination:	Pursuant to the 6 NYCRR §617.5(c), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not require review by the Onondaga County Planning Board.

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

- Special Use Permit Application
- Short Environmental Assessment Form Part 1
- Site and Floor Plan Package (Sheets S101, A101) Alteration For: South Avenue Market Inc., 1500 South Ave, Syracuse, NY 13207; Drawn by Minh Lam of MT + Studio, Dated 10/27/2026; Scale: 1" = 20'
- Location Survey on Lot # 25 of the Pardee Tract and Part of Lot #24 the Pardee Tract, Known as No. 1500-1510 South Avenue, City of Syracuse, County of Onondaga, State of New York; Drawn by MJM of R. J. Lighton Sr. Land Surveying Licensing Land Surveyor, Dated 2/23/12, Revised 3/9/2015, Scale 1" =20'

Attachments:

Special Use Permit Application
Code Enforcement History
IPS Comments from City Departments

Context Maps:

SP-2026-51

Figure 1: Zone District of Subject Property



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

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/


SODA · TOBACCO · CIGARETTES · HOT &
ICE CREAM · GROCERIES · DAIRY PRODUC
CUSHY

Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Noah Garcia
Director of Zoning

Haohui Pan
Assistant Director of Zoning

Conor Rourke
Land Use & Zoning Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner II

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Zoning Administrative Specialist

Fadel Nagi
Empire Realty LLC
203 Deborah Dr.
Liverpool, NY 13088
10/20/2026

Re: Application Completeness for City Planning Commission for 1500 South Ave

Dear Fadel,

On 10/20/2026, Noah Garcia determined the proposed project SP-2026-51 at 1500 South Ave. to be **complete.**

The proposed project will be sent to all involved agencies for review.
Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available City Planning Commission (CPC) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed document must be submitted to Noah Garcia at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the City Planning Commission two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Noah Garcia at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

Your Submission Details

Submission Number:
SP-2026-51

Status:
Staff Review (Applicant Submitted)

Message:

Applicant Name:
Minh Lam

Applicant Email:

Primary Location:
1500 SOUTH AVE & COLVIN ST W, 13207

Primary APN:
079.-13-05.0

Submission Type:
Zoning Applications > Special Use Permit

Last Updated:
October 30, 2026

Submission URL:
https://app.oncamino.com/syracuseny/dashboard/submissions/824575/guide

Contact the agency for more help

(315) 448-8600

zoning@syr.gov zwu@syr.gov hpan@syr.gov ngarcia@syr.gov adillon@syr.gov

300 South State St.,
Syracuse

1 Getting Started

Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant

Welcome to the City of Syracuse's Online Application Portal.

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

City of Syracuse, Central Permit Office

One Park Place

300 South State St.

Syracuse, NY 13202

2 Apply for a Permit

Pre-Application Conference is Required for Variance

Group: Zoning **Step is Completed By:** Applicant

A Pre-Application Conference is required for Variance applications. This meeting is an 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. Please contact 315-448-8640 to schedule.

Please click Mark as Complete above to acknowledge understanding of this requirement and next step.

Special Use Permit Application and Review Process

Group: Zoning **Step is Completed By:** Applicant

1	**Pre-Application Conference**	*Option for minor; required for major site plan*
2	**Application Submittal and Processing**	*Submit to Office of Zoning Administration*
3	**Staff Review and Action**	*Review by Office of Zoning Administration for minor and major; decision by Office of Zoning Administration for minor site plan*
4	**Scheduling and Notice of Public Hearings**	*Optional for minor; required for major site plan*
5	**Review and Decision**	*Does not apply for minor; review and decision by City Planning Commission for major*
6	**Post-Decision Actions and Limitations**	*Site plan expires after one year (unless extended)*

Submit Internal

Hearin Decis Mak

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)

· Staff renders a decision for minor site plan review

4. Scheduling and Notice of Public Hearings

· Not applicable for minor site plan

· The major site plan application shall be scheduled for a public hearing before the City Planning Commission

5. Review and Decision

· For major site plans, the City Planning Commission shall hold a public hearing within 62 days of the determination that the application is complete

6. Post-Decision Actions and Limitations

· The Office of Zoning Administration shall mail a copy of the decision to the applicant

· Site plan approval shall expire if the authorized use or construction has not obtained all necessary permits within one year of approval, or an extension is granted

Special Use Permit Details

Group: Zoning **Step is Completed By:** Applicant

Special Use Permit Approval Criteria

Group: Zoning **Step is Completed By:** Applicant

A Special Use Permit may be approved only when the applicant demonstrates compliance with all of the approval criteria. The burden of proof is on the applicant to show that the proposed special use permit is compliant. Failure to meet any of the approval criteria shall constitute grounds for denial. Describe below how each of the approval criteria is met and attach all supporting materials.

3 **Required Information**

Complete Environmental Assessment Form Part 1

Group: Zoning **Step is Completed By:** Applicant

Please download and use one of the two attachments. Either a **completed and signed** Short Environmental Assessment Form Part 1 or Full Environmental Assessment Form Part 1 shall be uploaded.

If you have no idea on which form to use, please reach out to the Syracuse Office of Zoning Administration at 315-448-8640 or Zoning@syr.gov for guidance.

4 Required Supplemental Documentation

Upload Photographs of the Project Site

Group: Zoning **Step is Completed By:** Applicant

Please upload photographs of the project site. These should be keyed to a property survey or site plan.

Upload Photographs of the Streetscape

Group: Zoning **Step is Completed By:** Applicant

Please upload photographs 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.

Upload As Built Property Surveys

Group: Zoning **Step is Completed By:** Applicant

Please upload as built propert surveys of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor).

Upload Site Plans

Group: Zoning **Step is Completed By:** Applicant

Please upload site plans Ilustrating site alterations and post project conditions that are/will be different from the as built property survey including:

- 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

5 Application Attestation & Signature

Owner/Owner's Agent Certification

Group: Zoning **Step is Completed By:** Applicant

Please use the blank form in the attachment to provide information on owner/owner's agent if needed.

6 Acknowledgement

Download, Complete, and Upload Power of Attorney

Group: Zoning **Step is Completed By:** Applicant

You indicated that you are an authorized agent applying on behalf of the property owner. Pleas download the attached Durable Power of Attorney, complete it, notarize, and upload back to this step as part of the application.

7 Reviews and Approvals

Zoning Review

Group: Zoning **Step is Completed By:** Agency

DPW Traffic Control Review

Group: DPW **Step is Completed By:** Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

DPW Transportation Review

Group: DPW **Step is Completed By:** Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

Engineering- SWPPP Review

Step is Completed By: Agency

Parks and Forestry Review

Group: Parks **Step is Completed By:** Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

Engineering- Mapping Review

Step is Completed By: Agency

Engineering- Design and Construction Review

Step is Completed By: Agency

DPW Sanitation and Sewers Review

Step is Completed By: Agency

8 **Reviews**

Zoning Review

Group: Zoning **Step is Completed By:** Agency

Questions and Answers

1 **Have you already had a pre-conference meeting with the City regarding this application?**

Yes | No

2 **Are you the property owner?**

Yes | No

3 **Is signage being proposed with this application?**

Yes | No

4 **Does this application include proposals for new construction, additions, or change of use?**

Yes | No

Data Fields

Special Use Permit

1 **Criteria 1**

The proposal supports neighborhood-serving retail, promotes walkability through improved storefront transparency and the addition of a bicycle rack, and encourages reinvestment along the South Avenue corridor. The project complies with applicable zoning requirements and advances the City's goals of economic development, neighborhood revitalization, and a safe, pedestrian-oriented streetscape.

2 **Criteria 2**

The proposed development shall comply with all applicable zoning requirements, subject to the installation of a new bicycle rack on the south side of the building and the removal of the interior plywood blocking the storefront to provide the required storefront transparency.

3 **Criteria 3**

The proposal includes modest site improvements, including restoring storefront transparency and installing a bicycle rack, which enhance the building's appearance and contribute to a more pedestrian-friendly streetscape. No changes are proposed that would conflict with the scale, design, or character of adjacent properties, and the project complies with the applicable requirements of the Syracuse Zoning Ordinance.

4 **Criteria 4**

The project does not expand the building or introduce a use that is incompatible with adjacent properties. The proposed improvements, including enhanced storefront transparency and a bicycle rack, will improve the site's appearance and pedestrian experience without altering the character of the area. The proposal will not adversely affect nearby land uses or any properties with cultural, historical, geographical, or architectural significance.

5 **Criteria 5**

The proposed market at 1500 South Avenue will not adversely affect the orderly flow of pedestrian or vehicular traffic. The project utilizes an existing commercial building and is not expected to generate a significant increase in traffic. Existing off-street parking is adequate to serve the proposed use, and deliveries will continue to utilize existing access without disrupting site circulation. Pedestrian access is provided by existing sidewalks, and a new bicycle rack will be installed on the south side of the building to encourage alternative transportation. The removal of the interior plywood from the storefront will restore the required transparency, improving visibility and pedestrian safety. Existing driveway access, traffic controls, and roadway conditions are adequate to safely accommodate the proposed use. Emergency vehicles will continue to have unobstructed access to the site, and snow will be stored in designated areas that do not interfere with parking, circulation, or emergency access. Accordingly, the proposal will not have an adverse impact on traffic operations or public safety and is consistent with the intent of the City's zoning requirements.

6 **Criteria 6**

The use will operate within an existing commercial building with no expansion of the building footprint or changes that would create hazards or nuisances. The proposal includes improvements to the storefront transparency and the installation of a bicycle rack, enhancing the site's appearance and pedestrian environment. No narrow alleyways or inaccessible spaces are proposed that could create fire hazards or encourage illegal parking or dumping. The project is compatible with the surrounding area and will contribute to the continued revitalization of the corridor.

7 **Criteria 7**

The project involves the continued use of an existing commercial building with no increase in building height or significant site modifications. No new walls or fences are proposed, and the site improvements, including enhanced storefront transparency and a bicycle rack, will improve the property's appearance and compatibility with the surrounding neighborhood. The proposal is consistent with the character and scale of the area and supports ongoing investment along the South Avenue corridor.

8 **Criteria 8**

The property is served by public water, sanitary sewer, electric, gas, and telecommunications utilities. No additional public facilities or services are required to support the proposed use, and the project will not place an undue burden on existing infrastructure or municipal services.

General Project Information

1 **Nature and Extent of Special Use Requested**

To comply with current zoning regulations.

2 **Has the owner obtained a certificate of use?**

Yes

3 **Proposed Number of Dwelling Units (if applicable)**

0.0

4 **Current Number of Dwelling Units (if applicable)**

0.0

5 **Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)**

Proposal involves no change proposed on current Primary Land Use Type

6 **Companion Zoning Applications (if applicable, list any related zoning applications)**

7 **Proposed Onsite Parking**

6

8 **Current Onsite Parking**

6

9 **Proposed Hours of Operation**

8am-11pm

10 **Current Hours of Operation**

8am-11pm

11 **Proposed Use of the Property**

Convenience Store/ Deli

12 **Current Use of the Property**

Convenience Store-Deli

13 **Lot Size (sq ft)**

11286

14 **Business/Project Name**

South Ave Market Inc

Disclaimer

This PDF was generated on October 30, 2026 and may be out of 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

Owner/Owner's Agent Certification

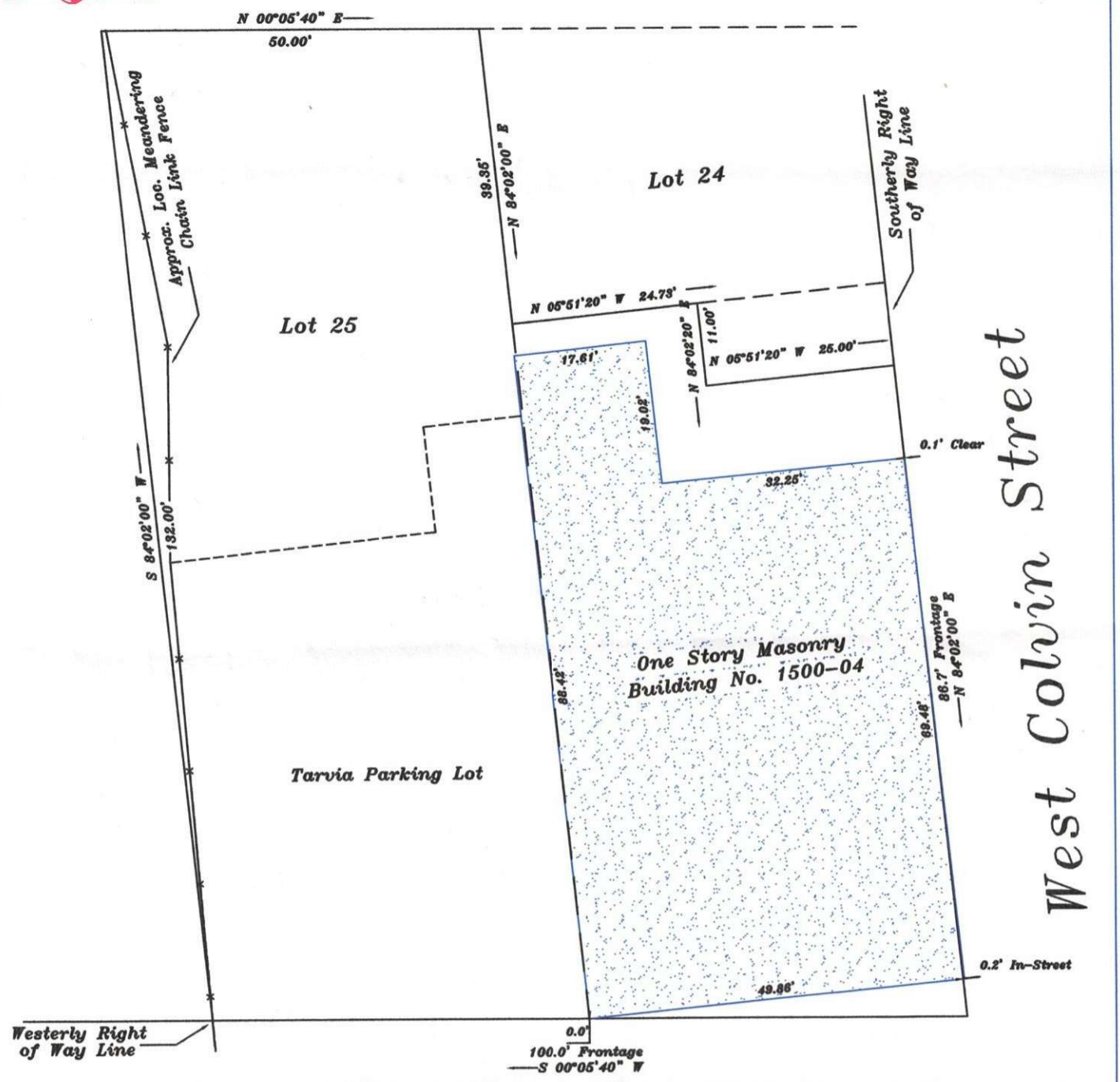
By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.

Print owner's name: Almutsem Nagi	
Signature: Almutsem Nagi	Date: 07/10/2026
Mailing address: 1500 South Ave, Syracuse, NY 13207	
Phone:	Email:
Print applicant's name: Minh Lam	
Signature: minh lam	Date: 07/10/2026
Mailing address: 7509 Moccasin Path, Liverpool, NY 13090	
Phone:	Email:
Print authorized representative's name (if applicable):	
Signature:	Date: 07/10/2026
Mailing address:	
Phone:	Email:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted.

PLEASE NOTE:

- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**
- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.**
- **Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.**



R.J. LIGHTON SR. LAND SURVEYING
886 E. Brighton Ave., Syracuse, New York 13205
Phone : (315) 432-2493

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

R.J. Lighton Sr. NYSLLS 45373

M.J. McCully NYSLLS 50696

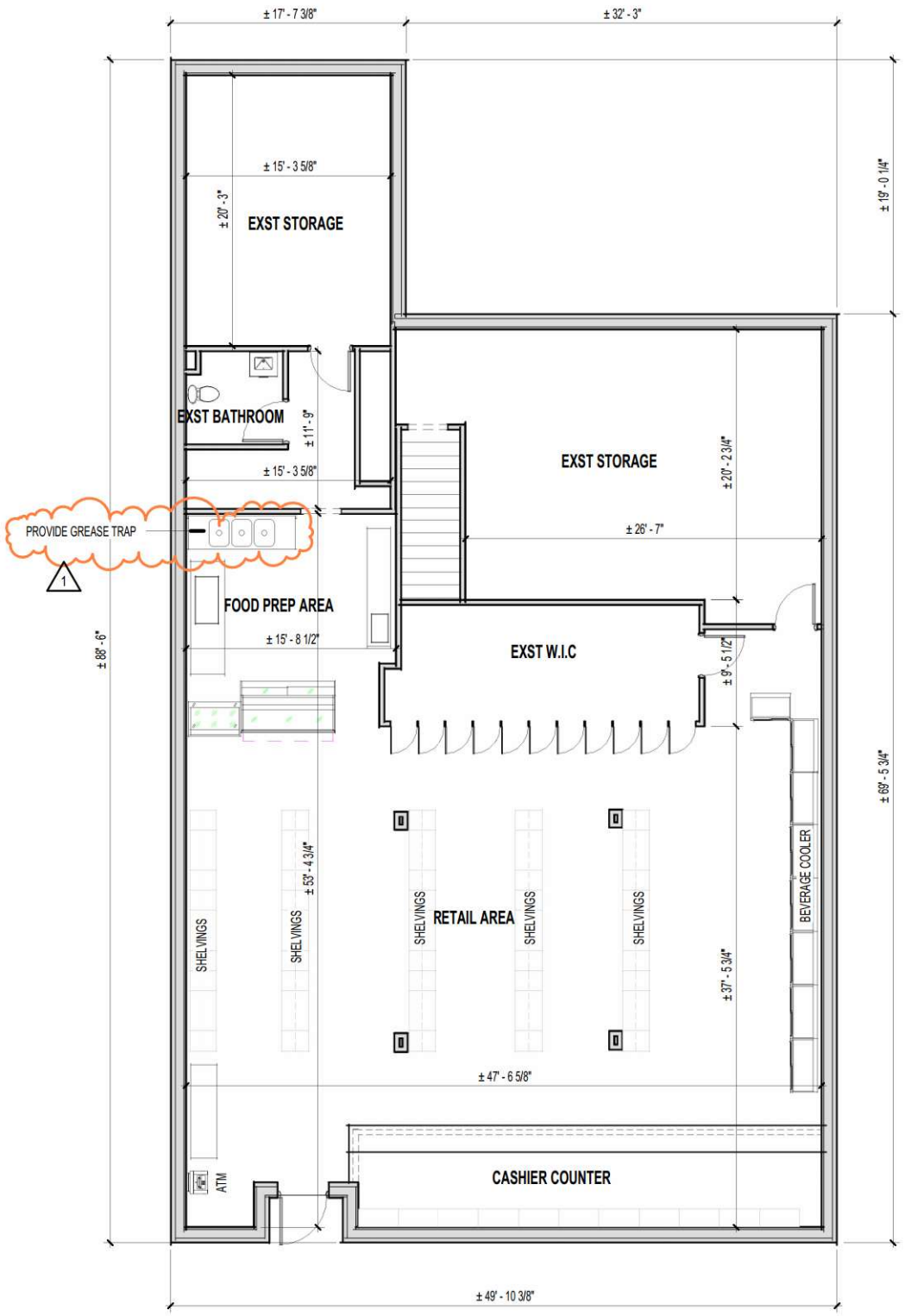
Location Survey on Lot# 25 of the Pardee Tract and Part of Lot #24 the Pardee Tract,

Known as No. 1500-1510 South Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM | Scale: 1"= 20' | Date: 02-23-12

Revisions: Mar. 9,2015

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 2013, R.J.Lighton Sr. Land Surveying, all rights reserved.



1 PROPOSED FLOOR PLAN

1/8" = 1'-0"

0 5.3' 10.7' 21.3'

0 2"

MT+STUDIO

ALTERATION FOR:

SOUTH AVENUE MARKET INC

1500 SOUTH AVE, SYRACUSE, NY 13207

ISSUED FOR: SUP

DATE: 07/10/2026

PROJECT NUBMER: 25026

SHEET NUMBER:

A101

10/23/2026 4:32:26 PM



1 PROPOSED SITE PLAN

1" = 20'-0"

0 10' 20' 40'

0 2"

REVISION#: 1 REVISION DATE: 10/29/2026

REVISION#: 2 REVISION DATE: 10/29/2026

MT+STUDIO

ALTERATION FOR:

SOUTH AVENUE MARKET INC

1500 SOUTH AVE, SYRACUSE, NY 13207

ISSUED FOR: SUP

DATE: 07/10/2026

PROJECT NUBMER: 25026

SHEET NUMBER:

S101

10/27/2026 5:35:32 PM

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.

Part 1 – Project and Sponsor Information

Name of Action or Project:
South Avenue Market

Project Location (describe, and attach a location map):
1500 South Ave, Syracuse, NY 13207

Brief Description of Proposed Action:
The existing convenience store and deli shall remain the same and shall made mior modificcation to comply with current zoning regulations.

Name of Applicant or Sponsor:	Telephone:
Minh Lam	E-Mail:

Address:
7509 Moccasin Path

City/PO:	State:	Zip Code:
Liverpool	NY	13090

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 0.26 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
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	YES
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: N/A _____	☐	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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	YES
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: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
water shall direct to exisiting storm drain directly across from West Colvin St		
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:		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: MinhLam Date: 07/10/2026

Signature: Minh Lam Title: RA

PRINT FORM

Agency Use Only [If applicable]

Project:	SP-2026-51
Date:	11/2/2026

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?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
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?	☑	☐
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?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: SP-2026-51

Date: 11/2/2026

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	11/2/2026
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)

PRINT FORM

City of Syracuse

Parcel History

01/01/1900 - 10/30/2026
Tax Map #: 079.-13-05.0
Owners: A-Aziz Nasr , ABDEL-AZIZ NASR, Syracuse Empire Realty LLC
Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1500 South Ave & Colvin St W	08/23/74	Project	Off Premise Advertising	Approved with	AS-74-142 | Off-premise advertising. aka 1500 South Ave & Colvin St W
1500 South Ave & Colvin St W	03/14/80	Project	Variance (Converted)	Approved	V-80-006 | MAINTAIN EXISTING RESIDENTIAL AND BUSINESS.
1500 South Ave & Colvin St W	03/26/80	Project	Resubdivision	Approved	R-80-02 | DIVIDE 1 LOT INTO 2 LOTS
1500 South Ave & Colvin St W	10/29/86	Project	SP - Restaurant	Approved	SP-86-40 | Package food restaurant (Fish fry). AS OF 6/13/01 DOCE SAID THIS AREA IS NOW A RECORD STORE
1500 South Ave & Colvin St W	04/23/12	Completed Complaint	DeadAnimal in Right ofWay	Completed	2012-09947 | DEAD SKUNK
1500 South Ave & Colvin St W	06/19/12	Permit Application	Com. Reno/Rem/Chg Occ	Issued	06661 | Remove center wall and 3 doors as per attached plans dated 5-10-2012 for compliance of work done by former owner. Separate permits required for elect, hvac, plumbing, alarms & signage. Per zoning, no Suitability required 6-18-2012
1500 South Ave & Colvin St W	06/19/12	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	06661 | Remove center wall and 3 doors as per attached plans dated 5-10-2012 for compliance of work done by former owner. Separate permits required for elect, hvac, plumbing, alarms & signage. Per zoning, no Suitability required 6-18-2012 | Certificate of Completion #06661
1500 South Ave & Colvin St W	08/20/12	Inspection	Inspector Notification	Pass	
1500 South Ave & Colvin St W	08/28/12	Inspection	Final Inspection	In Progress	
1500 South Ave & Colvin St W	09/11/12	Inspection	Final Inspection	In Progress	
1500 South Ave & Colvin St W	10/02/12	Inspection	Final Inspection	In Progress	
1500 South Ave & Colvin St W	11/07/12	Inspection	Progress Inspection	No Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1500 South Ave & Colvin St W	12/04/12	Permit Application	Electric	Issued	09266 | Electric damage repair. ESR #14110713 ACCT. #54687-96139
1500 South Ave & Colvin St W	12/05/12	Inspection	Inspector Notification	Pass	
1500 South Ave & Colvin St W	12/06/12	Inspection	Service Inspection	Pass	
1500 South Ave & Colvin St W	12/10/12	Completed Permit	Electric	Certificate Issued	09266 | Electric damage repair. ESR #14110713 ACCT. #54687-96139 | Certificate of Completion #09266
1500 South Ave & Colvin St W	12/12/12	Inspection	Progress Inspection	No Progress	
1500 South Ave & Colvin St W	12/19/12	Inspection	Progress Inspection	No Progress	
1500 South Ave & Colvin St W	02/21/13	Inspection	Progress Inspection	In Progress	
1500 South Ave & Colvin St W	03/06/13	Inspection	Progress Inspection	In Progress	
1500 South Ave & Colvin St W	04/05/13	Inspection	Progress Inspection	Fail	
1500 South Ave & Colvin St W	04/19/13	Inspection	Progress Inspection	Pass	
1500 South Ave & Colvin St W	06/06/13	Inspection	Complaint Inspection	N/A	
1500 South Ave & Colvin St W	06/07/13	Inspection	Complaint Inspection	Fail	
1500 South Ave & Colvin St W	06/11/13	Violation	2010 IMC - Section 304.5 - Foundation walls	Closed	
1500 South Ave & Colvin St W	06/11/13	Violation	2010 IMC - Section 304.6 - Exterior walls	Closed	
1500 South Ave & Colvin St W	06/11/13	Violation	2010 IMC - Section 109.1 - Administration and Enforcement	Closed	
1500 South Ave & Colvin St W	06/26/13	Completed Complaint	Structural Issues	Completed	2013-13272 | brick wall collapse. large section of brick veneer has fallen from building. Fire investigated and cordoned off area with scene tape on 6-1-13. see report attched
1500 South Ave & Colvin St W	06/26/13	Inspection	Complaint Inspection	Pass	
1500 South Ave & Colvin St W	08/22/13	Inspection	Complaint Inspection	Fail	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1500 South Ave & Colvin St W	08/22/13	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1500 South Ave & Colvin St W	08/22/13	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
1500 South Ave & Colvin St W	08/22/13	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1500 South Ave & Colvin St W	08/30/13	Inspection	Progress Inspection	In Progress	
1500 South Ave & Colvin St W	08/30/13	Inspection	Progress Inspection	In Progress	
1500 South Ave & Colvin St W	09/03/13	Completed Complaint	Property Maintenance-Ext	Completed	2013-20916 | Trash and debris
1500 South Ave & Colvin St W	09/03/13	Inspection	Complaint Inspection	Pass	
1500 South Ave & Colvin St W	09/05/13	Violation	2010 IMC - Section 605.1 - Installation	Closed	
1500 South Ave & Colvin St W	09/05/13	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
1500 South Ave & Colvin St W	09/05/13	Violation	SPCC - Section 27-57 (a) (7) - Wiring/Equip. Not Secured	Closed	
1500 South Ave & Colvin St W	09/05/13	Violation	2010 IMC - Section 604.3 - Electrical system hazards	Closed	
1500 South Ave & Colvin St W	09/05/13	Violation	SPCC - Section 27-52 (c) (7) Sewage Draining System	Closed	
1500 South Ave & Colvin St W	09/05/13	Violation	2010 IMC - Section 603.1 - Mechanical appliances	Closed	
1500 South Ave & Colvin St W	09/05/13	Violation	2010 IMC - Section 603.1 - Mechanical appliances	Closed	
1500 South Ave & Colvin St W	09/05/13	Violation	2010 IMC - Section 107.1.3 - Structure Unfit for Human Occupancy	Closed	
1500 South Ave & Colvin St W	09/05/13	Inspection	Complaint Inspection	Fail	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1500 South Ave & Colvin St W	09/09/13	Permit Application	Electric	Issued	12521
1500 South Ave & Colvin St W	09/09/13	Completed Permit	Electric	Certificate Issued	12521 | Certificate of Completion #12521
1500 South Ave & Colvin St W	09/10/13	Inspection	Complaint Re-Inspection	No Progress	
1500 South Ave & Colvin St W	09/10/13	Inspection	Final Inspection	Fail	
1500 South Ave & Colvin St W	09/18/13	Inspection	Complaint Inspection	No Progress	
1500 South Ave & Colvin St W	09/23/13	Permit Application	Electric	Issued	12651
1500 South Ave & Colvin St W	09/23/13	Completed Permit	Electric	Certificate Issued	12651 | Certificate of Completion #12651
1500 South Ave & Colvin St W	09/25/13	Inspection	Complaint Inspection	No Progress	
1500 South Ave & Colvin St W	09/26/13	Inspection	Final Inspection	Pass	
1500 South Ave & Colvin St W	10/01/13	Inspection	Initial Inspection	Pass	
1500 South Ave & Colvin St W	10/03/13	Completed Complaint	Property Maintenance-Int	Completed	2013-22271
1500 South Ave & Colvin St W	10/03/13	Inspection	Complaint Inspection	Pass	
1500 South Ave & Colvin St W	10/18/13	Inspection	Complaint Inspection	Fail	
1500 South Ave & Colvin St W	10/18/13	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1500 South Ave & Colvin St W	10/25/13	Inspection	Complaint Re-Inspection	Pass	
1500 South Ave & Colvin St W	12/12/13	Completed Complaint	Trash/Debris-Private, Occ	Completed	2013-25435 | T/D
1500 South Ave & Colvin St W	01/21/14	Project	SP - Gas. Service Station	Denied Without	SP-86-40M1 | MODIFY SERVICES, FLOOR PLAN AND SIGNAGE
1500 South Ave & Colvin St W	07/18/14	Inspection	Fire Prevention - Licensing	Pass	
1500 South Ave & Colvin St W	08/27/14	Inspection	Codes Electric - Licensing	Pass	
1500 South Ave & Colvin St W	08/27/14	Inspection	Codes - Licensing	Pass	
1500 South Ave & Colvin St W	02/19/15	Violation	SZC - Section Z-C-6 - Illegal Signage	Closed	
1500 South Ave & Colvin St W	02/19/15	Violation	SPCC - C of U - Sec 27-164 (A)	Closed	
1500 South Ave & Colvin St W	02/19/15	Violation	SPCC - C of U - Sec. 27-164 (B)	Closed	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1500 South Ave & Colvin St W	02/27/15	Inspection	Codes - Licensing	Pass	
1500 South Ave & Colvin St W	03/06/15	Inspection	Codes - Licensing	Pass	
1500 South Ave & Colvin St W	05/08/15	Inspection	Complaint Inspection	Fail	
1500 South Ave & Colvin St W	05/08/15	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
1500 South Ave & Colvin St W	05/08/15	Violation	SPCC - Section 27-57 (a) (5) - Abandoned Electric Wire/Equip.	Closed	
1500 South Ave & Colvin St W	05/22/15	Completed Complaint	Property Maintenance-Ext	Completed	2015-10845
1500 South Ave & Colvin St W	05/22/15	Inspection	Progress Inspection	Pass	
1500 South Ave & Colvin St W	06/18/15	Violation	SPCC - Provide Required Permits	Open	
1500 South Ave & Colvin St W	06/18/15	Violation	2010 IFC - Section 605.6 - Unapproved conditions	Open	
1500 South Ave & Colvin St W	06/18/15	Violation	2010 IFC - Section 605.5 - Extension cords	Open	
1500 South Ave & Colvin St W	06/18/15	Violation	2010 IFC - Section 605.6 - Unapproved conditions	Open	
1500 South Ave & Colvin St W	06/18/15	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Open	
1500 South Ave & Colvin St W	07/09/15	Inspection	Complaint Inspection	Fail	
1500 South Ave & Colvin St W	07/09/15	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1500 South Ave & Colvin St W	07/17/15	Completed Complaint	Overgrowth: Private, Occ	Completed	2015-19150
1500 South Ave & Colvin St W	07/17/15	Inspection	Progress Inspection	Pass	
1500 South Ave & Colvin St W	11/16/16	Inspection	Codes Electric - Licensing	Pass	
1500 South Ave & Colvin St W	11/16/16	Inspection	Fire Prevention - Licensing	Pass	
1500 South Ave & Colvin St W	11/18/16	Inspection	Codes - Licensing	Pass	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1500 South Ave & Colvin St W	08/09/17	Inspection	Complaint Inspection	Fail	
1500 South Ave & Colvin St W	08/11/17	Inspection	Complaint Re-Inspection	Fail	
1500 South Ave & Colvin St W	08/11/17	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1500 South Ave & Colvin St W	08/21/17	Inspection	Complaint Re-Inspection	Fail	
1500 South Ave & Colvin St W	09/27/17	Inspection	Complaint Re-Inspection	Fail	
1500 South Ave & Colvin St W	10/27/17	Completed Complaint	Overgrowth: Private, Occ	Completed	2017-23358 | OG
1500 South Ave & Colvin St W	10/27/17	Inspection	Complaint Re-Inspection	Pass	
1500 South Ave & Colvin St W	02/13/19	Violation	2015 IFC - 609.3.3 - Cleaning	Closed	
1500 South Ave & Colvin St W	02/13/19	Violation	2015 IFC - 609.3.3.2 - Grease Accumulation	Closed	
1500 South Ave & Colvin St W	02/13/19	Violation	2015 IFC - 609.3.4 - Extinguishing System Service	Closed	
1500 South Ave & Colvin St W	02/13/19	Violation	2015 IFC Section 915.1 General	Closed	
1500 South Ave & Colvin St W	02/13/19	Violation	2015 IFC-Section 1008. 2-Emergency Lights-Illumination Required	Closed	
1500 South Ave & Colvin St W	02/13/19	Inspection	Codes - Licensing	In Progress	
1500 South Ave & Colvin St W	02/13/19	Inspection	Codes Electric - Licensing	In Progress	
1500 South Ave & Colvin St W	02/13/19	Violation	2015 IFC - 906.1 - Where Required	Closed	
1500 South Ave & Colvin St W	02/13/19	Violation	2015 IFC - 906.2 - General Requirements	Closed	
1500 South Ave & Colvin St W	02/13/19	Violation	SPCC - Section 27-44 (a) (b) Prohibited accumulations and storage	Closed	
1500 South Ave & Colvin St W	02/26/19	Inspection	Codes - Licensing	Fail	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1500 South Ave & Colvin St W	03/14/19	Inspection	Fire Prevention - Licensing	In Progress	
1500 South Ave & Colvin St W	03/18/19	Inspection	Codes - Licensing	Pass	
1500 South Ave & Colvin St W	04/25/22	Inspection	Complaint Re-Inspection	No Progress	
1500 South Ave & Colvin St W	05/20/22	Inspection	Complaint Inspection	No Progress	
1500 South Ave & Colvin St W	07/14/22	Inspection	Complaint Inspection	No Progress	
1500 South Ave & Colvin St W	08/12/22	Violation	Section 901.4.1 - Required Fire Protection Systems	Closed	
1500 South Ave & Colvin St W	08/12/22	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
1500 South Ave & Colvin St W	09/07/22	Inspection	Complaint Inspection	No Progress	
1500 South Ave & Colvin St W	09/12/22	Inspection	Complaint Inspection	No Progress	
1500 South Ave & Colvin St W	11/15/22	Violation	SPCC - C of U - Sec 27-164 (A)	Closed	
1500 South Ave & Colvin St W	11/15/22	Violation	SPCC - C of U - Sec. 27-164 (B)	Closed	
1500 South Ave & Colvin St W	11/15/22	Violation	SPCC - C of U - Sec. 27-164 (C)	Closed	
1500 South Ave & Colvin St W	11/15/22	Inspection	Complaint Inspection	Fail	
1500 South Ave & Colvin St W	01/18/23	Inspection	Complaint Inspection	No Progress	
1500 South Ave & Colvin St W	02/15/23	Completed Complaint	Suppression-not sprinkler	Completed	2022-07388 | Fire Supression Hood Tank needs Hydro done
1500 South Ave & Colvin St W	04/10/23	Inspection	Complaint Inspection	No Progress	
1500 South Ave & Colvin St W	06/07/23	Inspection	Complaint Inspection	Fail	
1500 South Ave & Colvin St W	06/07/23	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1500 South Ave & Colvin St W	06/07/23	Violation	SPCC - Section 27-72(c) - Fences	Closed	
1500 South Ave & Colvin St W	06/27/23	Inspection	Complaint Re-Inspection	In Progress	
1500 South Ave & Colvin St W	07/12/23	Inspection	Complaint Re-Inspection	No Progress	
1500 South Ave & Colvin St W	07/12/23	Inspection	Complaint Inspection	No Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1500 South Ave & Colvin St W	08/02/23	Inspection	Complaint Re-Inspection	No Progress	
1500 South Ave & Colvin St W	09/06/23	Inspection	Complaint Re-Inspection	No Progress	
1500 South Ave & Colvin St W	09/13/23	Inspection	Complaint Inspection	No Work Started	
1500 South Ave & Colvin St W	09/25/23	Inspection	BAA - 1st Ticket Plea	Ticket Default	
1500 South Ave & Colvin St W	11/30/23	Inspection	Complaint Inspection	No Progress	
1500 South Ave & Colvin St W	01/09/24	Inspection	Complaint Inspection	No Progress	
1500 South Ave & Colvin St W	02/06/24	Inspection	BAA - Default 30 Day Deadline	Ticket Paid	
1500 South Ave & Colvin St W	02/09/24	Inspection	Complaint Inspection	No Progress	
1500 South Ave & Colvin St W	02/29/24	Inspection	Codes - Licensing	Fail	
1500 South Ave & Colvin St W	02/29/24	Inspection	Codes Electric - Licensing	Fail	
1500 South Ave & Colvin St W	02/29/24	Inspection	Fire Prevention - Licensing	Fail	
1500 South Ave & Colvin St W	02/29/24	Inspection	Codes - Licensing	Fail	
1500 South Ave & Colvin St W	02/29/24	Inspection	Fire Prevention - Licensing	In Progress	
1500 South Ave & Colvin St W	02/29/24	Violation	2020 PMCNYS - Section 305.1 - General	Closed	
1500 South Ave & Colvin St W	02/29/24	Violation	2020 PMCNYS - Section 305.1 - General	Closed	
1500 South Ave & Colvin St W	02/29/24	Violation	2020 PMCNYS - Section 403.2 - Bathrooms and toilet rooms	Closed	
1500 South Ave & Colvin St W	04/18/24	Inspection	Complaint Inspection	N/A	
1500 South Ave & Colvin St W	04/30/24	Completed Complaint	Property Maintenance-Ext	Completed	2023-03992
1500 South Ave & Colvin St W	04/30/24	Inspection	Complaint Inspection	Pass	
1500 South Ave & Colvin St W	05/08/24	Inspection	Codes Electric - Licensing	In Progress	
1500 South Ave & Colvin St W	05/08/24	Inspection	Codes - Licensing	In Progress	
1500 South Ave & Colvin St W	05/08/24	Inspection	Codes - Licensing	In Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1500 South Ave & Colvin St W	05/08/24	Inspection	Fire Prevention - Licensing	In Progress	
1500 South Ave & Colvin St W	05/20/24	Inspection	Codes - Licensing	Pass	
1500 South Ave & Colvin St W	05/20/24	Inspection	Codes Electric - Licensing	Pass	
1500 South Ave & Colvin St W	05/20/24	Inspection	Complaint Inspection	Pass	
1500 South Ave & Colvin St W	05/20/24	Inspection	Fire Prevention - Licensing	Pass	
1500 South Ave & Colvin St W	05/21/24	Inspection	Complaint Inspection	Pass	
1500 South Ave & Colvin St W	05/23/24	Inspection	Complaint Inspection	Pass	
1500 South Ave & Colvin St W	05/27/24	Inspection	Complaint Inspection	Pass	
1500 South Ave & Colvin St W	08/07/24	Inspection	Complaint Inspection	Fail	
1500 South Ave & Colvin St W	08/07/24	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
1500 South Ave & Colvin St W	08/20/24	Inspection	Complaint Inspection	Fail	
1500 South Ave & Colvin St W	08/29/24	Inspection	Complaint Inspection	Fail	
1500 South Ave & Colvin St W	09/03/24	Completed Complaint	Property Maintenance-Ext	Completed	2024-06172 | Graffiti
1500 South Ave & Colvin St W	09/03/24	Inspection	Complaint Inspection	Pass	
1500 South Ave & Colvin St W	01/28/25	Completed Complaint	Cert of Use - Food Store	Admin-Closed	CU2016-0086 | 1500 South Ave Grocery
1500 South Ave & Colvin St W	01/28/25	Completed Complaint	Cert of Use - Food Store	Admin-Closed	CU2014-0091 | South Ave Market
1500 South Ave & Colvin St W	05/01/25	Inspection	Codes - Licensing	Fail	
1500 South Ave & Colvin St W	05/01/25	Violation	2010 IFC - Section 904.11.5 - Portable fire extinguishers for commercial cooking equipment	Closed	
1500 South Ave & Colvin St W	05/01/25	Violation	2020 PMCNYS- Section 705.1 - Carbon monoxide alarms and detectors	Closed	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1500 South Ave & Colvin St W	05/01/25	Violation	2020 PMCNYS - Section 704.6.1.2 - Groups R-2, R-3, R-4, I-1, and other dwellings	Closed	
1500 South Ave & Colvin St W	05/01/25	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
1500 South Ave & Colvin St W	05/19/25	Inspection	Codes - Licensing	Pass	
1500 South Ave & Colvin St W	04/20/26	Completed Complaint	Tobacco License	Admin-Closed	TL-2024-0074 | 1500 South Ave Grocery
1500 South Ave & Colvin St W	07/14/26	Inspection	Tickle Date (Follow Up)	Pass	
1500 South Ave & Colvin St W	07/14/26	Inspection	Codes - Licensing	Pass	
1500 South Ave & Colvin St W	07/14/26	Inspection	Fire Prevention - Licensing	Pass	
1500 South Ave & Colvin St W	08/21/26	Completed Complaint	Tobacco License	Admin-Closed	TL-2025-0020 | 1500 South Ave Grocery
1500 South Ave & Colvin St W	08/21/26	Completed Complaint	Cert of Use - Food Store	Admin-Closed	CU2024-0028 | 1500 South Ave Grocery
1500 South Ave & Colvin St W	08/21/26	Completed Complaint	Cert of Use - Food Store	Certificate: Issued	CU2026-0050 | 1500 South Ave Grocery
1500 South Ave & Colvin St W	09/08/26	Completed Complaint	Tobacco License	Certificate: Issued	TL-2026-0021 | 1500 South Ave Grocery

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

SP-2026-51

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Noah Garcia	See Staff Report
Planning Commission	In Review		
DPW Traffic Control	Approved	Charles Galfrancesco	
DPW Transportation	Conditionally Approved	Mason Molesso	All concerns addressed in Oct. 27th resubmission of site plan, no further DPW Transportation concerns. Applicant / Owner shall: 1. Reduce entry to 24' as shown in most recent revision of site plans (oct. 27th). 2. Keep Colvin street side of building free and clear of trash / debris at all times. 3. Concrete work at corner has been completed and ramp is restored, no further action needed from applicant / owner
Engineering- SWPPP	In Review	Mirza Malkoc	
Parks and Forestry	Approved	Jeff Romano	No impacts on Forestry
Engineering - Mapping Review	Conditionally Approved	Ray Willis	When the work to remove the asphalt along the Northern Property line to add the green space is scheduled, the you or your subcontractor is to notify this office, prior to work. Someone from the Department of Engineering, Mapping and Surveying Division is to be on site for that portion of the work, in particularly near the corner of the building. Our concern is that an excavator will disturb the marker and undermine its integrity and accuracy.

			Notify this office, 3 business days in advance of the work commencing to schedule oversight at this location. (NE corner of property, West of the ADA) 315-448-8211 You can speak to: Ray Wills Hafeez Abdelgadir or Division Engineer Marc Romano This condition is as much for your protection as it is the City's as there are very heavy fines and penalties for damaging/disturbing City ROW markers. Thank you for your cooperation with this, look forward to hearing from you, and good luck with the project.
Engineering Design and Construction	In Review	Mirza Malkoc	
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	Food prep area will need WEP and Health dept. inspection and approvals. Grease trap will be required. Parking lot drainage must be collected on site and can not adversely impact the adjoining properties or the City ROW