



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

<i>R-2026-9</i>	<i>Staff Report – February 23rd, 2026</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	2648 S Salina St. & Brighton Ave. (Tax ID: 077.-18-06.3) 123-25 Warner Ave. (Tax ID: 077.-18-03.0) 119-21 Warner Ave. (Tax ID: 077-18-02.0)
<i>Summary of Proposed Action:</i>	<p>The applicant intends to combine three lots into two new lots (Lot 1B and Lot 1C) for future development of a City of Syracuse Public Safety Facility on Lot 1B to be owned and run by the City of Syracuse.</p> <p>New Lot 1B with the one-story structure, which is currently used as a showroom by Dunk & Bright furniture, will be redeveloped into a public safety facility with accessory parking. There are no proposed changes to new Lot 1C.</p> <p>Total square footage of New Lot 1B: 2.29 Acres (99,752 SF) Total square footage of New Lot 1C: 2.95 Acres (128,414.9 SF)</p> <p>Currently there is no scope of work is proposed beyond the property line resubdivision. The City of Syracuse will present plans at a later date to propose the changes needed to establish the land use of “Public Safety Facility” on Lot 1B.</p>
<i>Owner/Applicant</i>	Dunk & Bright (Owner of 2648 S Salina St.) Salina Warner Holdings (Owner of 119-21 and 123-25 Warner Ave.) Bond & Schoeneck & King LLC (Representative)
<i>Existing Zone District:</i>	The parcels involved in the resubdivision are located in the Neighborhood Center (MX-2) Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east are located in the Neighborhood Center (MX-2) Zone District. The neighboring properties to the north are located in the Neighborhood Center (MX-2) and Small Lot Residential (R3) Zone District. The neighboring properties the west are located in Small Lot Residential (R3) Zone District and Low Density Residential (R2) Zone District. The neighboring properties to the south are located in the Neighborhood Center (MX-2) and High Density Residential (R5) Zone Districts.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	The applicant proposes combining three lots into two new lots. The two lots located on Warner Ave. are currently vacant lots and 2648 S Salina St. is currently utilized as a furniture store under the land use “Retail, General > 15,000 SF”. The new eastern lot, Lot 1C, will be continued to be used as such post-subdivision.

Facts on Project & Staff Analysis:

Dimensional Standards

- The proposed resubdivided lots meet the Dimensional Standards of the MX-2 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec.2.8 B for general retail and public safety facility.
- The lot width minimum for non-residential land use is 50 FT, thus conforming. There is no lot area requirement for non-residential land use in the MX-2 Zone District.
- The existing non-natural surface coverage for 2648 S Salina St. is 169,274 SF (77%) containing two 1-2 story buildings and accessory parking area whereas total non-natural surface coverage can cover up to 85% of the lot, thus conforming.
- Post-resubdivision, the total non-natural surface coverage at Lot 1C will be 85%, thus at the maximum permitted coverage. Lot 1B will have non-natural surface of 48%, thus conforming.
- 119-21 Warner Ave. and 123-25 Warner Ave. are currently vacant lots that have 100% natural surface coverage.
- The minimum number of stories in the MX-2 Zone District is 2 for 50% of the building footprint, whereas 41% of the structures meet the requirement and is thus legal nonconforming. Post-resubdivision 56% of the property of lot 1C will meet the story requirement and thus become conforming. The number of stories on New Lot 1B will still be legal nonconforming, and any new structural expansion will require 50% of the building footprint to meet the minimum story requirements.
- There are currently no site changes proposed on either new lot.

Other Facts on Project

- The land use of “Retail, general >15,000 SF” is not a permitted land use in the MX-2 Zone District, but the land use is legal-nonconforming as the City issued a permit for the construction of the southern building in 1952 and has gotten several building permits with its most recent structural expansion in 2001.
- The land use of “Office” is permitted by right in the MX-2 Zone District, which the northern building (2610 S Salina St.) is currently occupied by. It is also Eligible to be located on the National Register of Historic Places.
- 2610 S Salina St. was first occupied by Brighton Theater, an old movie theater which opened in 1928 and closed in 1957.
- The northern and southern buildings are currently being run by different businesses, the northern building is occupied by Syracuse University’s Whitman School “South Side Innovation Center” and the southern building (2648 S Salina St.) is occupied by “Dunk & Bright Furniture”.
- The structure that will be split between Parcel 1B and Parcel 1C and is structurally separated by a party wall.
- The City will not be able to insert a fire wall until after the transfer of title which can only be completed after the resubdivision is filed by the county.
- The two-unit dwelling located at 119-21 Warner Ave. was demolished in 2021.
- The two-unit dwelling located at 123-25 Warner Ave. was demolished in 2022.
- According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 1B cannot be determined until there are plans for the public safety facility.
- According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 1C will be **2610 & 2648 South Salina Street.**

Staff Recommendation:	Staff recommend approving this project.
Recommended Conditions if Approved:	<ol style="list-style-type: none"> 1. Applicant shall successfully file the resubdivision map of R-2026-9 in the Onondaga County Clerk's office within 62 days of resubdivision approval. 2. The City of Syracuse and current property owner shall install fire wall to completely separate the one-story showroom on Lot 1B from the rest of structures on Lot 1C after the title transfer process is completed.
Zoning Procedural History:	<p><u>2648 S Salina St.</u></p> <ul style="list-style-type: none"> - R-01-09 Combination of 12 lots into two new lots Approved - Z-2599 Zoning Map Amendment RAA to BA Approved - R-05-39 Combination of three lots into one new lot Approved - Z-2642 Zoning Map Amendment RAA to BA Approved - V-05-03 Waive telecommunication tower requirements Approved - V-05-03M1 Removal and Replacement of 12 antennas Approved - V-05-03M2 Installation of 9 antennas Approved - V-05-03M3 Installation of 3 radio heads Approved - V-05-03M4 Upgrade of existing antennas Approved - V-05-03M5 Co-Locate an antenna onto existing monopole Closed Administratively - V-05-03M6 Co-Locate an antenna onto existing monopole Approved - SR-07-02 Installation of 6 antennas Approved
Summary of Zoning History:	<p>In 2001, Dunk & Bright submitted a resubdivision and zoning map amendment application to combine several vacant lots into two new lots to allow a structural expansion of their furniture and to prevent a split zone district between the RAA Zone District and the BA Zone District. The City Planning Commission and Common Council approved both projects and the furniture expanded northward for an additional several thousand square feet. In 2005, the City Planning Commission and Common Council approved a resubdivision and zoning map amendment to combine three smaller lots into one larger lot to Dunk & Bright could expand westward and add a 20,000 square foot expansion to their current structure. The zoning map amendment was to change two parcels in the resubdivision application from RAA to BA to prevent a split zone district.</p> <p>The additional zoning projects are all regarding communication towers and antenna installation, removal and waiver of height and number throughout the property. One Use Variance was modified 5 times to permit this. In 2007 a Site Plan Review was approved for the addition of 5 antennas on the property.</p>
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing property characteristics</u></p> <p>2648 S Salina St.</p> <p>The subject property at 2648 S Salina St. is an irregularly shaped parcel with a lot size of 129,952 SF (2.98 Acres). The property has four street frontages: 262.46 FT of northern frontage along Warner Ave.; 417.62 FT of southern frontage along W Brighton Ave. ;The western frontage is 633.92 FT along the Webster Ave., and 619.18 FT of eastern frontage along S Salina St.</p>

The subject property at 123-25 Warner Ave. is an irregularly shaped parcel with a lot size of 3,833 SF (0.088 Acres). The property has one street frontage with 36.59 FT of frontage along Warner Ave. The western property line borders 119-21 Warner Ave. for 106.39 FT, the eastern property line borders 2648 S Salina St. for 107.07 FT, and the southern property line borders 2648 S Salina St. for 36.71 FT. The property is currently vacant land.

The subject property at 119-21 Warner Ave. is an irregularly shaped parcel with a lot size of 3,659.04 SF (0.084 Acres). The property has one street frontage with 35.08 FT of frontage along Warner Ave. The western property line borders 2648 S Salina St. for 105.66 FT, the eastern property line borders 123-25 Warner Ave. for 106.39 FT, and the southern property line borders 2648 S Salina St. for 35.21 FT. The property is currently vacant land.

Proposed property characteristic upon Resubdivision R-2026-9

2610 & 2648 S Salina St.

The proposed new property at 2610 & 2648 S Salina St. will be an irregularly shaped parcel with a lot size of 128,414.88 SF (2.948 Acres). The property has three street frontages: 192.61 FT of northern frontage along Warner Ave.; 619.18 FT of eastern frontage along S Salina St., and 224.36 FT of frontage along W Brighton Ave. The western property line has 615.52 FT of frontage along New Lot 1B.

New Lot 1B

The proposed new lot 1B will be an irregularly shaped parcel with a lot size of 99,572 SF (2.29 Acres). The property will have three street frontages with 634.08 FT of western frontage along Webster Ave, 143.46 FT of northern frontage along Warner Ave., and 195.37 FT of frontage along W Brighton Ave. The eastern property line will 2648 S Salina St. for 615.22 FT.

SEQR Determination:

Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.

Onondaga County Planning Board Referral:

Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Resubdivision Plat, Combine Lot 1A of the Dunk & Bright Subdivision and the Lands of Salina Warner Holdings, LLC into New Lots 1B & 1C of the Dunk & Bright Subdivision, 2648 S Salina Street & 119-21 and 123-25 Warner Avenue. City of Syracuse, County of Onondaga, State of New York. Drawn by CT Male Associates; Dated 12/16/2025. Scale: 1”=30’

Attachments:

- Resubdivision Application
- Short Environmental Assessment Form Part 1
- Code Enforcement History
- IPS Comments from City Departments

Context Maps:

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/>



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

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Zoning Administration
Specialist

To: Salina Warner Holdings LLC
2648 S Salina St.
Syracuse, New York, 13205

2/9/2026

Re: Application Completeness for City Planning Commission

Dear Jim,

On 2/8/2026, Amber Dillon determined the proposed project R-26-09 to be complete for the resubdivision of 2648 S Salina St., 123-25 Warner Ave. and 119-21 Warner Ave.

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 documents must be submitted to Amber Dillon 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 Amber Dillon 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.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202
Office 315 448 8640 zoning@syr.gov www.syr.gov

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

One Park Place, 300 S State St *Suite 700* Syracuse, NY 13202

315-448-8640 * zoning@syr.gov * www.syr.gov/Zoning.aspx

Office Use Filing Date: Case: Zoning District:

REQUESTED (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	Parcel Creation and Assemblage for Sale	3	~227,506 SF
<input type="checkbox"/> Lot Alteration:			

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 2648 Salina St S & Brighton Av	077.-18-06.3	Dunk & Bright Furniture Co.,	01/01/2020
2) 123-25 Warner Ave	077.-18-02.0	Salina Warner Holdings LLC	7/20/2022
3) 119-21 Warner Ave	077.-18-03.0	Salina Warner Holdings LLC	11/25/2019
4)			

As listed in the Department of Assessment property tax records at <http://syr.gov/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) Site Plan 2) SEAF 3)

PROJECT CONSTRUCTION (Check all that apply and briefly describe, as applicable.)

Demolition (full and partial):
 New Construction:
 Façade (Exterior) Alterations:
 Site Changes: Create new parcel from 077.-18-06.3 and combine with other two

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Parcel Creation and Assemblage for Sale
Current Land Use(s): Furniture store, innovation center, vacant land
Proposed Land Use(s): Warehouse
Number of Dwelling Units: 0
Days and Hours of Operation: TBD
Number of Onsite Parking Spaces: TBD

PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need, and justification.)

Owner of Dunk and Bright property and adjacent parcels on block intends to create a new parcel consisting of a portion of 077.-18-06.3 and all of 077.-18-02.0 and 077.-18-03.0 in anticipation of a sale of new parcel. The new combined lot would be ~2.23 acres. The lot currently addressed as 2648 S Salina St would be ~2.99 acres. Please see the accompanying resubdivision survey.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Joe	Bright	President	Dunk & Bright	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	
2648 S Salina St		Syracuse	NY 13205	315-314-4812 brightj155@gmail.com
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature: <i>Joe Bright</i>			Date: 01/14/2026	

Joe	Bright	Member	Salina Warner Holdings LLC	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	
2648 S Salina St		Syracuse	NY 13205	315-314-4812 brightj155@gmail.com
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature: <i>Joe Bright</i>			Date: 01/14/2026	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature:			Date:	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature:			Date:	

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature:			Date:	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature:			Date:	

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

Michael	Lehmann	Deputy Commissioner	City of Syracuse	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	
233 E Washington St	130	Syracuse	NY 13202	315-448-8290 mlehmann@syr.gov
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature:			Date:	

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			
Dunk and Bright - Joe Bright; City of Syracuse			
Name of Action or Project: Parcel Creation and Assemblage for Sale			
Project Location (describe, and attach a location map): 2648 Salina St S & Brighton Ave (077.-18-06.3, a minor portion on west side of parcel), 123-25 Warner Ave (077.-18-02.0), and 119-21 Warner Ave (07			
Brief Description of Proposed Action: Owner of Dunk and Bright property and adjacent parcels on block intends to create a new parcel consisting of a portion of 077.-18-06.3 and all of 077.-18-02.0 and 077.-18-03.0 in anticipation of a sale of new parcel. The new combined lot would be ~2.23 acres. The lot currently addressed as 2648 S Salina St would be ~2.99 acres. Please see the accompanying resubdivision survey.			
Name of Applicant or Sponsor: Joe Bright, Dunk & Bright	315-314-4812 bright155@gmail.com		
Address: 2648 S Salina St			
City/PO: Syracuse	State: NY	Zip Code: 13205	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	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:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 5.22 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? _____ 5.22 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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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 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, 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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input 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"/>
49. 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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Joe Bright</u> Date: <u>1.14.26</u> Signature: <u><i>Joe Bright</i></u> Title: <u>President, Dunk & Bright Furniture</u>		

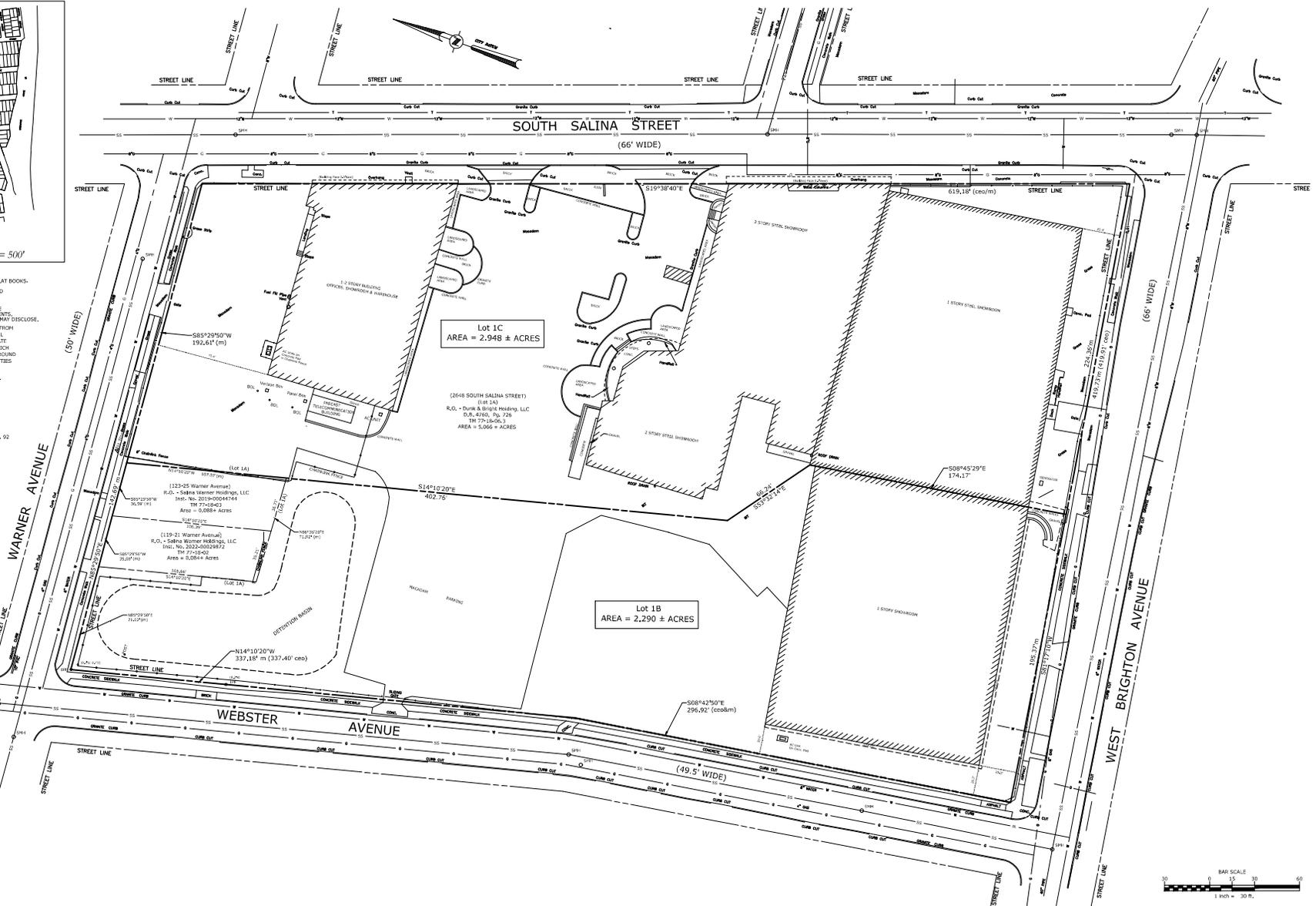


MAP NOTES

- 1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ENGINEERING OFFICE PLAT BOOKS.
- 2.) ELEVATIONS BASED ON CITY DATUM AS POSTED ON A CITY MONUMENT LOCATED AT THE NORTHWEST CORNER OF WARNER AVENUE AND SOUTH SALINA STREET.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN UNDERGROUNDS TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS SUCH DOCUMENTS MAY DISCLOSE.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROL TESTIMONY, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) ORIGINAL FIELD WORK PERFORMED ON MARCH 27, 2001 WITH 6" SNOW COVER. LAST UPDATED IN FIELD ON DEC. 11, 2023.

MAP REFERENCES

- 1.) RESUBDIVISION OF PART OF SUBDIVISION 4 + 1 M, WOOD TRACT AND LOTS 1, 2, 3, 4, 12 STRIP & PART OF LOT 3 OF BLOCK A - WELSH & WEBSTER TRACT INTO NEW LOT 10L BY CORNELIUS SURVEYORS, FILED AS MAP 8653.
- 2.) AMENDED MAP OF PART OF BLOCK A - WELSH AND WEBSTER TRACT OF LOT NO. 92 RETRACED BY DEAN WATKEYS ON NOV. 5, 1930 AND FILED AS MAP 470.
- 3.) SUBDIVISION OF LOT 9 BLOCK A WELSH AND WEBSTER TRACT RETRACED BY DEAN WATKEYS ON JUNE 30, 1930 AND FILED AS MAP 983.
- 4.) MAP OF THE WELSH AND WEBSTER TRACT COMPRISING PART OF LOTS 92 & 93, BY JOHN B. BORDEN, C.E. AND FILED AS MAP 375.
- 5.) RESUBDIVISION PLAT - LOTS 1 & 2 DUNK & BRIGHT SUBDIVISION FILED MAP NO. 9277.
- 6.) RESUBDIVISION PLAT - LOT 1A DUNK & BRIGHT SUBDIVISION FILED MAP NO. 10322.



I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON MARCH 21, 2001 AND LAST UPDATED ON DEC. 11, 2023.

David M. SliSKI
 DAVID M. SLISKI PLS # 50105 DATE DEC. 16, 2023

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	LINK/UNRECORDED STATUS OR ADDITION TO THE SURVEY FILE OR VARIATION OF THE SURVEY FILE LOCATION (AV)

RESUBDIVISION PLAT
 COMBINE LOT 1A OF THE DUNK & BRIGHT SUBDIVISION AND THE LANDS OF SALINA WARNER HOLDINGS, LLC (TM 77-18-02 & 03) INTO NEW LOTS 1B & 1C OF THE DUNK & BRIGHT SUBDIVISION 2648 SOUTH SALINA STREET & 119-21 AND 123-25 WARNER AVENUE

DAVID M. SLISKI PLS. NO. 50105

APPROVED: *[Signature]*
 C.T. MALE ASSOCIATES

CITY OF SYRACUSE
C.T. MALE ASSOCIATES
 Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
 300 CENTURY HILL DRIVE, LATHAM, NY 12110 PH: 315.786.7400
 GLENS FALLS, NY • JOHNSTOWN, NY • POLICEKEEPSE, NY • SYRACUSE, NY

ONONDAGA COUNTY, NEW YORK

SHEET 1 OF 1
 DWG. NO: 25-0511

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C:\DWG FILES\25-1540\25-1540-01\25-1540-01.dwg



CAD DWG. FILE NAME: k:\Projects\25.1540\SURVEY\DWG\Combine.dwg

- MAP REFERENCES**
- 1.) RESUBDIVISION OF PART OF SUBDIVISION 4 - T.M. WOOD TRACT AND LOTS 1, 2, 3, 4, 12' STRIP & PART OF LOT 5 OF BLOCK A - WELCH & WEBSTER TRACT INTO NEW LOT 101. BY COTRELL SURVEYORS; FILED AS MAP 8693.
 - 2.) AMENDED MAP OF PART OF BLOCK A - WELSH AND WEBSTER TRACT OF LOT NO. 92 RETRACED BY DEAN WATKEYS ON NOV. 5, 1930 AND FILED AS MAP 470.
 - 3.) SUBDIVISION OF LOT 9 BLOCK A WELCH AND WEBSTER TRACT RETRACED BY DEAN WATKEYS ON JUNE 30, 1930 AND FILED AS MAP 983.
 - 4.) MAP OF THE WELSH AND WEBSTER TRACT COMPRISING PART OF LOTS 92 & 93. BY JOHN B. BORDEN, C.E. AND FILED AS MAP 379.
 - 5.) RESUBDIVISION PLAT - LOTS 1 & 2 DUNK & BRIGHT SUBDIVISION FILED MAP No. 9277.
 - 6.) RESUBDIVISION PLAT - LOT 1A DUNK & BRIGHT SUBDIVISION FILED MAP No. 10322.

- MAP NOTES**
- 1.) NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ENGINEERING OFFICE PLAT BOOKS.
 - 2.) ELEVATIONS BASED ON CITY DATUM AS POSTED ON A CITY MONUMENT LOCATED AT THE NORTHWEST CORNER OF WARNER AVENUE AND SOUTH SALINA STREET.
 - 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN UP-TO-DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS SUCH DOCUMENTS MAY DISCLOSE.
 - 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROL TESTIMONY), THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
 - 5.) ORIGINAL FIELD WORK PERFORMED ON MARCH 27, 2001 WITH 6" SNOW COVER. LAST UPDATED IN FIELD ON DEC. 11, 2025.

I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

David M. Sluski
 DAVID M. SLUSKI PLS # 50105 DATE 01/15/2026

DAVID M. SLUSKI P.L.S. NO. 050105	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
						© 2026 C.T. MALE ASSOCIATES
						DRAFTED : DMS
						CHECKED : DMS
						PROJ. NO : 25.1540
						SCALE : 1" = 30 FT.
						DATE : JAN. 14, 2026

BOUNDARY AND TOPOGRAPHIC SURVEY MAP
 FOR THE
DUNK & BRIGHT PROPERTIES
 2648 SOUTH SALINA STREET & 19-21 & 123-25 WARNER AVENUE
 LOT 1A OF THE DUNK & BRIGHT SUBDIVISION (FM 10322)
 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
 Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
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 www.ctmale.com

SHEET 1 OF 1
 DWG. NO: 26-0111

Project: R-2026-9

Date: 2/20/2026

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?	<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:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	R-2026-9
Date:	2/23/2026

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.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
City of Syracuse Planning Commission	2/23/2026
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)

Parcel History

01/01/1900 - 02/18/2026

Tax Map #: 077.-18-03.0

Owners: Salina Warner Holdings LLC

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
119-21 Warner Ave	01/20/15	Inspection	Complaint Inspection	Fail	
119-21 Warner Ave	01/20/15	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
119-21 Warner Ave	01/20/15	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
119-21 Warner Ave	01/20/15	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
119-21 Warner Ave	09/25/19	Permit Application	Demolition	Issued	39368 Demo two family house
119-21 Warner Ave	09/26/19	Inspection	Inspector Notification	In Progress	
119-21 Warner Ave	10/03/19	Completed Complaint	Property Maintenance-Ext	Admin-Closed	2015-01296
119-21 Warner Ave	10/03/19	Inspection	Final Inspection	Pass	
119-21 Warner Ave	10/03/19	Completed Permit	Demolition	Certificate Issued	39368 Demo two family house Certificate of Completion #39368

City of Syracuse

Parcel History

01/01/1900 - 02/18/2026

Tax Map #: 077.-18-02.0

Owners: Salina Warner Holdings LLC

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
123-25 Warner Ave	06/25/12	Complaint	Property Maintenance-Int	Post Judgement	2012-14480 apt # 2, ceiling leaks, holes in wall,
123-25 Warner Ave	06/27/12	Inspection	Complaint Inspection	Fail	
123-25 Warner Ave	06/27/12	Violation	Section 705 - Carbon Monoxide Alarms	Open	
123-25 Warner Ave	06/27/12	Violation	2010 IMC - Section 704.2 - Smoke alarms	Open	
123-25 Warner Ave	06/27/12	Violation	2010 IMC - Section 304.13.2 - Openable windows	Open	
123-25 Warner Ave	06/27/12	Violation	SPCC - Section 27-74 (c) Screens	Open	
123-25 Warner Ave	06/27/12	Violation	2010 IMC - Section 305.3 - Interior surfaces	Open	
123-25 Warner Ave	06/27/12	Violation	2010 IMC - Section 604.3 - Electrical system hazards	Open	
123-25 Warner Ave	06/27/12	Violation	2010 IMC - Section 305.6 - Interior doors	Open	
123-25 Warner Ave	06/27/12	Violation	2010 IMC - Section 304.13.1- Glazing	Closed	
123-25 Warner Ave	06/27/12	Violation	2010 IMC - Section 304.15 - Doors	Closed	
123-25 Warner Ave	06/27/12	Violation	2010 IMC - Section 304.10 - Stairways, decks, porches and balconies	Closed	
123-25 Warner Ave	07/05/12	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	07/18/12	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	08/01/12	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	08/08/12	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	01/04/13	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
123-25 Warner Ave	06/13/13	Inspection	Complaint Inspection	No Progress	
123-25 Warner Ave	07/15/13	Inspection	Complaint Re-Inspection	In Progress	
123-25 Warner Ave	08/14/13	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	09/24/13	Inspection	Complaint Inspection	No Progress	
123-25 Warner Ave	10/28/13	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	11/04/13	Inspection	Complaint Inspection	No Progress	
123-25 Warner Ave	12/03/13	Inspection	License Inspection	No Progress	
123-25 Warner Ave	01/21/14	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	02/25/14	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	03/25/14	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	04/22/14	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	05/12/14	Completed Complaint	DeadAnimal in Right ofWay	Completed	2014-12515 dead woodchuck in street
123-25 Warner Ave	05/26/14	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	06/25/14	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	07/23/14	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	08/27/14	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	09/24/14	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	10/29/14	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	11/27/14	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	01/06/15	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	02/03/15	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	03/03/15	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	04/07/15	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	05/05/15	Inspection	Progress Inspection	No Progress	
123-25 Warner Ave	05/26/15	Completed Complaint	Sewer Back Up	Completed	2015-12739 b/u bernard 718-501-4816
123-25 Warner Ave	06/17/16	Inspection	Complaint Inspection	Fail	
123-25 Warner Ave	06/17/16	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
123-25 Warner Ave	06/28/16	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
123-25 Warner Ave	07/07/16	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	08/16/16	Completed Complaint	Overgrowth: Private, Occ	Completed	2016-17079
123-25 Warner Ave	08/16/16	Inspection	Complaint Re-Inspection	Pass	
123-25 Warner Ave	09/14/16	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	09/28/16	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	11/09/16	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	12/21/16	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	01/23/17	Periodic Inspection	Rental Registry	Invalid - failed to	
123-25 Warner Ave	01/31/17	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	02/14/17	Completed Complaint	Sewer Back Up	Completed	2017-03460 bu
123-25 Warner Ave	03/13/17	Completed Complaint	Sewer Back Up	Completed	2017-05782 bu
123-25 Warner Ave	03/20/17	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	04/20/17	Completed Complaint	Illegal TV Set Out	Completed	2017-09300 illegal tv set out
123-25 Warner Ave	05/01/17	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	06/14/17	Inspection	Complaint Re-Inspection	In Progress	
123-25 Warner Ave	08/02/17	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	09/20/17	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	10/18/17	Inspection	Complaint Inspection	No Progress	
123-25 Warner Ave	12/06/17	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	12/12/17	Completed Complaint	Illegal Trash Set Out	Completed	2017-34182 someone dumped trash there and no one will pick it up
123-25 Warner Ave	01/17/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	02/08/18	Completed Complaint	Sewer Back Up	Completed	2018-03288 BU
123-25 Warner Ave	02/14/18	Inspection	Complaint Inspection	Fail	
123-25 Warner Ave	02/14/18	Violation	2015 IMPC - Section 108.1.3 - Structure Unfit for Human Occupancy	Closed	
123-25 Warner Ave	02/14/18	Violation	2015 IMPC - 504.3 - Plumbing System Hazards	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
123-25 Warner Ave	02/14/18	Violation	2015 IMPC - 602.1 - Facilities Required	Closed	
123-25 Warner Ave	02/14/18	Violation	2015 IMPC - 305.3 - Interior Surfaces	Closed	
123-25 Warner Ave	02/14/18	Violation	2015 IMPC - 304.7 - Roofs and Drainage	Closed	
123-25 Warner Ave	02/14/18	Violation	2015 IMPC - 304.10 - Stairways, Decks, Porches and Balconies	Closed	
123-25 Warner Ave	02/22/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	02/28/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	04/05/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	04/11/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	05/10/18	Inspection	Complaint Inspection	Fail	
123-25 Warner Ave	05/10/18	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
123-25 Warner Ave	05/10/18	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
123-25 Warner Ave	06/21/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	07/23/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	08/16/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	09/04/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	09/27/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	10/16/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	10/18/18	Completed Complaint	Illegal Trash Set Out	Completed	2018-30326 code violation
123-25 Warner Ave	11/15/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	12/04/18	Inspection	Complaint Re-Inspection	N/A	
123-25 Warner Ave	12/05/18	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	01/17/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	02/14/19	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
123-25 Warner Ave	02/14/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	03/14/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	04/10/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	05/15/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	06/12/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	07/10/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	08/07/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	09/04/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	10/02/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	10/29/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	11/25/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	12/24/19	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	01/21/20	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	02/14/20	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	03/12/20	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	04/09/20	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	05/06/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	06/03/20	Inspection	Complaint Re-Inspection	N/A	
123-25 Warner Ave	06/08/20	Inspection	Complaint Inspection	Vacant & Secured	
123-25 Warner Ave	07/08/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	08/10/20	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	09/01/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	10/01/20	Inspection	Complaint Inspection	Vacant & Secured	
123-25 Warner Ave	10/08/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	11/04/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	11/05/20	Inspection	Complaint Inspection	Vacant & Secured	
123-25 Warner Ave	12/01/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	12/03/20	Inspection	Complaint Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
123-25 Warner Ave	01/05/21	Inspection	Complaint Inspection	Vacant & Secured	
123-25 Warner Ave	01/05/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	01/29/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	01/29/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	02/26/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	02/26/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	03/26/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
123-25 Warner Ave	03/26/21	Inspection	Complaint Inspection	Fail	
123-25 Warner Ave	04/02/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	04/02/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	04/02/21	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	04/30/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	04/30/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	04/30/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	05/28/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	05/28/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	05/28/21	Inspection	Vacant Property - Routine Inspection	No Progress	
123-25 Warner Ave	06/25/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	06/25/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	06/25/21	Inspection	Complaint Re-Inspection	No Progress	
123-25 Warner Ave	07/23/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	07/23/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	07/23/21	Inspection	Vacant Property - Routine Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
123-25 Warner Ave	08/20/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	08/20/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	08/20/21	Inspection	Vacant Property - Routine Inspection	No Progress	
123-25 Warner Ave	09/17/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	09/17/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	09/17/21	Inspection	Vacant Property - Routine Inspection	No Progress	
123-25 Warner Ave	10/15/21	Completed Complaint	Vacant House	Completed	V2021-0288 Td
123-25 Warner Ave	10/15/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	10/15/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	10/15/21	Inspection	Complaint Re-Inspection	N/A	
123-25 Warner Ave	11/09/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	11/09/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	12/06/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
123-25 Warner Ave	12/06/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	01/04/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	01/04/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	02/01/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	02/01/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

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Address	Date	Transaction	Transaction Type	Status	Description
123-25 Warner Ave	03/01/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	03/01/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	03/10/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	03/29/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	04/22/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	04/22/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	05/20/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	06/13/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	06/22/22	Permit Application	Demolition	Issued	46537 controlled demo
123-25 Warner Ave	06/23/22	Permit	Demolition	Open	46537 controlled demo Expires 06/23/2023
123-25 Warner Ave	06/23/22	Inspection	Inspector Notification	In Progress	
123-25 Warner Ave	07/07/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	08/05/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	09/14/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	10/25/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	11/10/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	12/12/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	01/17/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
123-25 Warner Ave	02/28/23	Completed Complaint	Vacant House	Completed	2018-03747

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Address	Date	Transaction	Transaction Type	Status	Description
123-25 Warner Ave	02/28/23	Inspection	Vacant Property - Routine Inspection	Pass	
123-25 Warner Ave	04/19/23	Completed Complaint	Vacant House	Admin-Closed	V2018-0201
123-25 Warner Ave	04/19/23	Inspection	Vacant Property - Routine Inspection	Pass	

Parcel History

01/01/1900 - 02/18/2026

Tax Map #: 077.-18-06.3

Owners: Dunk & Bright Holding Inc

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
2648 Salina St S & Brighton Av	04/19/12	Permit Application	Antenna / Dish	Issued	06038 Replacement of 12 antennas on existing monopole per attached stamped engineered plans and zoning approval dated 3-15-12. Work shall comply with attached approvals, and separate permits required for electric work-including any low voltage elec.
2648 Salina St S & Brighton Av	07/11/12	Inspection	Final Inspection	Pass	
2648 Salina St S & Brighton Av	07/11/12	Completed Permit	Antenna / Dish	Certificate Issued	06038 Replacement of 12 antennas on existing monopole per attached stamped engineered plans and zoning approval dated 3-15-12. Work shall comply with attached approvals, and separate permits required for electric work-including any low voltage elec. Certificate of Completion #06038
2648 Salina St S & Brighton Av	12/11/12	Permit Application	Electric	Issued	09517 SMARTWATT LIGHTING UPGRADE: (25) Light Fixtures - 'retro fit'
2648 Salina St S & Brighton Av	12/11/12	Permit Application	Electric	Issued	09518 SMARTWATT LIGHTING UPGRADE
2648 Salina St S & Brighton Av	12/12/12	Inspection	Inspector Notification	Pass	
2648 Salina St S & Brighton Av	12/12/12	Inspection	Inspector Notification	Pass	
2648 Salina St S & Brighton Av	02/12/13	Inspection	Final Inspection	Pass	
2648 Salina St S & Brighton Av	02/13/13	Inspection	Final Inspection	Pass	
2648 Salina St S & Brighton Av	02/13/13	Completed Permit	Electric	Certificate Issued	09517 SMARTWATT LIGHTING UPGRADE: (25) Light Fixtures - 'retro fit' Certificate of Completion #09517
2648 Salina St S & Brighton Av	02/14/13	Completed Permit	Electric	Certificate Issued	09518 SMARTWATT LIGHTING UPGRADE Certificate of Completion #09518
2648 Salina St S & Brighton Av	03/16/15	Permit Application	Com. Reno/Rem/Chg Occ	Issued	18540 2 wall signs and ground sign panels Contact: Preston Harris 395-0039 *****Does not include electrical*****
2648 Salina St S & Brighton Av	03/24/15	Inspection	Inspector Notification	In Progress	
2648 Salina St S & Brighton Av	03/24/15	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
2648 Salina St S & Brighton Av	04/01/15	Permit Application	Com. Reno/Rem/Chg Occ	Application Expired	18707 New Entry Contact: Phil Mayberry - 1-315-475-2000 (x205)
2648 Salina St S & Brighton Av	07/09/15	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	07/10/15	Permit Application	Sprinkler	Issued	20099 Sprinkler-Dunk & Bright
2648 Salina St S & Brighton Av	07/24/15	Inspection	Inspector Notification	Pass	
2648 Salina St S & Brighton Av	07/24/15	Completed Permit	Sprinkler	Certificate Issued	20099 Sprinkler-Dunk & Bright Certificate of Completion #20099
2648 Salina St S & Brighton Av	08/14/15	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	09/18/15	Permit Application	Antenna / Dish	Issued	20821 antenna
2648 Salina St S & Brighton Av	09/21/15	Inspection	Inspector Notification	In Progress	
2648 Salina St S & Brighton Av	12/08/15	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	01/20/16	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	01/20/16	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	02/01/16	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	05/09/16	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	06/27/16	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	07/19/16	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	09/01/16	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	09/06/16	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	09/22/16	Permit Application	Electric	Issued	25424 Electrical
2648 Salina St S & Brighton Av	09/23/16	Inspection	Inspector Notification	In Progress	
2648 Salina St S & Brighton Av	10/26/16	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	10/27/16	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	11/30/16	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	12/06/16	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	12/07/16	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	01/05/17	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	01/09/17	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	02/06/17	Inspection	Progress Inspection	No Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
2648 Salina St S & Brighton Av	02/09/17	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	02/15/17	Inspection	Progress Inspection	No Progress	
2648 Salina St S & Brighton Av	02/16/17	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	02/17/17	Closed Permit	Antenna / Dish	Canceled	20821 antenna
2648 Salina St S & Brighton Av	03/07/17	Completed Complaint	Sewer Back Up	Completed	2017-05295 bu
2648 Salina St S & Brighton Av	03/13/17	Completed Complaint	Sewer Back Up	Completed	2017-05745 bu
2648 Salina St S & Brighton Av	04/14/17	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	04/26/17	Inspection	Progress Inspection	Pass	
2648 Salina St S & Brighton Av	04/27/17	Completed Permit	Electric	Certificate Issued	25424 Electrical Certificate of Completion #25424
2648 Salina St S & Brighton Av	07/18/17	Completed Complaint	Sewer Back Up	Completed	2017-20780 bu
2648 Salina St S & Brighton Av	10/26/17	Permit Application	Sprinkler	Issued	30536 Sprinkler for Dunk & Bright
2648 Salina St S & Brighton Av	10/27/17	Inspection	Inspector Notification	In Progress	
2648 Salina St S & Brighton Av	11/03/17	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	11/13/17	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	11/20/17	Inspection	Progress Inspection	Pass	
2648 Salina St S & Brighton Av	11/20/17	Completed Permit	Sprinkler	Certificate Issued	30536 Sprinkler for Dunk & Bright Certificate of Completion #30536
2648 Salina St S & Brighton Av	11/21/17	Project	Variance (Use)	Approved	V-05-03M4 UPGRADING EXISTING ANTENNAS (VERIZON)
2648 Salina St S & Brighton Av	11/21/17	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	18540 2 wall signs and ground sign panels Contact: Preston Harris 395-0039 *****Does not include electrical***** Completed #18540
2648 Salina St S & Brighton Av	12/14/17	Permit Application	Elevator	Issued	30941 Install vertical platform lift
2648 Salina St S & Brighton Av	02/06/18	Permit Application	Antenna / Dish	Issued	31340 Antennae Upgrades
2648 Salina St S & Brighton Av	02/16/18	Violation	2010 IFC - Section 912.2.1 - Visible location	Closed	
2648 Salina St S & Brighton Av	02/16/18	Violation	2010 IFC - Section 912.2.2 - Existing buildings	Closed	

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Address	Date	Transaction	Transaction Type	Status	Description
2648 Salina St S & Brighton Av	02/16/18	Violation	2010 IFC - Section 912.4 - Signs	Closed	
2648 Salina St S & Brighton Av	02/16/18	Violation	2010 IFC - Section 912.2.1 - Visible location	Closed	
2648 Salina St S & Brighton Av	02/16/18	Violation	2010 IFC - Section 912.2.2 - Existing buildings	Closed	
2648 Salina St S & Brighton Av	02/16/18	Violation	2010 IFC - Section 912.4 - Signs	Closed	
2648 Salina St S & Brighton Av	02/16/18	Violation	2010 IFC - Section 912.3 - Access	Closed	
2648 Salina St S & Brighton Av	02/16/18	Inspection	Complaint Inspection	Fail	
2648 Salina St S & Brighton Av	02/20/18	Inspection	Complaint Inspection	In Progress	
2648 Salina St S & Brighton Av	03/09/18	Inspection	Inspector Notification	In Progress	
2648 Salina St S & Brighton Av	03/13/18	Inspection	Complaint Inspection	In Progress	
2648 Salina St S & Brighton Av	04/01/18	Inspection	Progress Inspection	Pass	
2648 Salina St S & Brighton Av	04/04/18	Inspection	Complaint Inspection	Pass	
2648 Salina St S & Brighton Av	04/09/18	Completed Complaint	Suppression-not sprinkler	Completed	2018-03863 2 seperate FDC - ensure proper signage per code
2648 Salina St S & Brighton Av	04/17/18	Completed Complaint	Sewer Back Up	Completed	2018-10363 bu
2648 Salina St S & Brighton Av	04/17/18	Completed Complaint	Sewer Back Up	Completed	2018-10534 bu..town mechancial on site 4/16 stated problm is on sityside..bth vent & cleanout & full..vent located in rear of building on Webster side
2648 Salina St S & Brighton Av	05/31/18	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	07/27/18	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	08/29/18	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	09/26/18	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	10/09/18	Inspection	Final Inspection	Pass	
2648 Salina St S & Brighton Av	10/09/18	Completed Permit	Elevator	Certificate Issued	30941 Install vertical platform lift Certificate of Completion #30941
2648 Salina St S & Brighton Av	11/05/18	Permit Application	Antenna / Dish	Issued	36131 New Antennae Tower, 10x15 concrete pad, ground equipment, and deisel generator
2648 Salina St S & Brighton Av	11/20/18	Inspection	Plan Review Update	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
2648 Salina St S & Brighton Av	12/12/18	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	01/03/19	Completed Complaint	Sewer Back Up	Completed	2019-00427 bu
2648 Salina St S & Brighton Av	02/04/19	Completed Complaint	Sprinkler System	Completed	2019-01734 water flow alarm - related to sewer issue
2648 Salina St S & Brighton Av	02/04/19	Inspection	Complaint Inspection	In Progress	
2648 Salina St S & Brighton Av	02/04/19	Inspection	Complaint Inspection	Pass	
2648 Salina St S & Brighton Av	02/04/19	Project	Tower / Dish / Antenna	Approved	SR-19-03 Install and colocate nine new (T-Mob) panel antennas on an existing monopole tower
2648 Salina St S & Brighton Av	03/14/19	Completed Complaint	Jet Lateral/Main	Completed	2019-05782 flush 6782
2648 Salina St S & Brighton Av	05/06/19	Inspection	Inspector Notification	In Progress	
2648 Salina St S & Brighton Av	06/11/19	Permit Application	Public Assembly	Issued	PC-0375-19 Jazz in the City Concert held at Dunk & Bright 8/1/19 6p-8p
2648 Salina St S & Brighton Av	11/26/19	Permit	Public Assembly	Open	PC-0375-19 Jazz in the City Concert held at Dunk & Bright 8/1/19 6p-8p Expires 11/26/2020
2648 Salina St S & Brighton Av	12/27/19	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	02/21/20	Permit Application	FPB Tank - Installation	Issued	40855 Install one 200-gallon tank
2648 Salina St S & Brighton Av	03/04/20	Inspection	Inspector Notification	In Progress	
2648 Salina St S & Brighton Av	03/04/20	Inspection	Final Fire Inspection	Pass	
2648 Salina St S & Brighton Av	03/04/20	Completed Permit	FPB Tank - Installation	Certificate Issued	40855 Install one 200-gallon tank Certificate of Completion #40855
2648 Salina St S & Brighton Av	04/16/20	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	04/20/20	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	05/04/20	Inspection	Final Inspection	Pass	
2648 Salina St S & Brighton Av	05/04/20	Completed Permit	Antenna / Dish	Certificate Issued	36131 New Antennae Tower, 10x15 concrete pad, ground equipment, and deisel generator Certificate of Completion #36131
2648 Salina St S & Brighton Av	06/25/20	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	08/07/20	Inspection	Progress Inspection	Pass	
2648 Salina St S & Brighton Av	09/21/20	Completed Permit	Antenna / Dish	Certificate Issued	31340 Antennae Upgrades Certificate of Completion #31340
2648 Salina St S & Brighton Av	02/05/21	Permit Application	Sprinkler	Issued	43422 Sprinkler
2648 Salina St S & Brighton Av	03/12/21	Inspection	Inspector Notification	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
2648 Salina St S & Brighton Av	03/26/21	Inspection	Sprinkler Inspection	Pass	
2648 Salina St S & Brighton Av	03/29/21	Completed Permit	Sprinkler	Certificate Issued	43422 Sprinkler Certificate of Completion #43422
2648 Salina St S & Brighton Av	04/27/21	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
2648 Salina St S & Brighton Av	04/27/21	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
2648 Salina St S & Brighton Av	04/27/21	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	
2648 Salina St S & Brighton Av	07/13/21	Permit Application	Antenna / Dish	Issued	44648 Wireless Communications Facility Upgrade/ T-Mobile Wireless
2648 Salina St S & Brighton Av	09/24/21	Project	Variance (Use)	Approved	V-05-03M6 colocate wireless provider on existing cell tower (Dish Wireless - Dunk & Bright Tower) 3 antennas and related site infrastructure (cabinet, etc.) Corp Counsel advises SR review not required when a tower is encumbered by a Use Variance.
2648 Salina St S & Brighton Av	10/19/21	Permit Application	Antenna / Dish	Issued	45127 Dish Wireless will be installing 3 antennas, 1 Antenna Mount, 6 RRU's, 1 Hybrid Cable all to be installed on existing tower. Dish ground work will consist of installing 1 Metal Platform, 1 Ice Bridge, 1 PPC Cabinet, 1 Equipment Cabinet, 1 Power & 1 Telco Conduit, 1 Telco Fiber Box, 1 GPS Unit, 1 Safety Switch if required, 1Ciena Box if required, 1 Meter Socket, all to be installed in our existing lease area. // dish wireless
2648 Salina St S & Brighton Av	10/19/21	Inspection	Inspector Notification	In Progress	
2648 Salina St S & Brighton Av	11/03/21	Inspection	Inspector Notification	In Progress	
2648 Salina St S & Brighton Av	02/01/22	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	03/30/22	Permit Application	Antenna / Dish	Issued	45981 Equipment upgrade at existing telecommunications facility install (9) new antennas on existing antenna mounts - Verizon
2648 Salina St S & Brighton Av	04/28/22	Inspection	Final Inspection	Pass	
2648 Salina St S & Brighton Av	06/14/22	Completed Complaint	Sprinkler System	Completed	2021-11301 Sprinkler System

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Address	Date	Transaction	Transaction Type	Status	Description
2648 Salina St S & Brighton Av	07/06/22	Inspection	Inspector Notification	In Progress	
2648 Salina St S & Brighton Av	09/01/22	Inspection	Final Inspection	Pass	
2648 Salina St S & Brighton Av	09/01/22	Completed Permit	Antenna / Dish	Certificate Issued	45127 Dish Wireless will be installing 3 antennas, 1 Antenna Mount, 6 RRU's, 1 Hybrid Cable all to be installed on existing tower. Dish ground work will consist of installing 1 Metal Platform, 1 Ice Bridge, 1 PPC Cabinet, 1 Equipment Cabinet, 1 Power & 1 Telco Conduit, 1 Telco Fiber Box, 1 GPS Unit, 1 Safety Switch if required, 1Ciena Box if required, 1 Meter Socket, all to be installed in our existing lease area. // dish wireless Certificate of Completion #45127
2648 Salina St S & Brighton Av	01/04/23	Inspection	Progress Inspection	In Progress	
2648 Salina St S & Brighton Av	01/23/23	Inspection	Final Inspection	Pass	
2648 Salina St S & Brighton Av	04/20/23	Completed Permit	Antenna / Dish	Certificate Issued	44648 Wireless Communications Facility Upgrade/ T-Mobile Wireless Certificate of Completion #44648
2648 Salina St S & Brighton Av	04/20/23	Completed Permit	Antenna / Dish	Certificate Issued	45981 Equipment upgrade at existing telecommunications facility install (9) new antennas on existing antenna mounts - Verizon Certificate of Completion #45981
2648 Salina St S & Brighton Av	10/13/23	Permit Application	Sign	Issued	50152 PYLON SIGN FOR DUNK & BRIGHT
2648 Salina St S & Brighton Av	10/23/23	Inspection	Inspector Notification	In Progress	
2648 Salina St S & Brighton Av	12/06/23	Inspection	Final Inspection	Pass	
2648 Salina St S & Brighton Av	12/13/23	Completed Permit	Sign	Certificate Issued	50152 PYLON SIGN FOR DUNK & BRIGHT Certificate of Completion #50152
2648 Salina St S & Brighton Av	06/26/25	Permit Application	Com. Reno/Rem/Chg Occ	Issued	54188 Interior renovations - South Side Innovation Center to include new accessible entrance No Intake 3rd Party - CHA

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Address	Date	Transaction	Transaction Type	Status	Description
2648 Salina St S & Brighton Av	09/12/25	Permit	Com. Reno/Rem/Chg Occ	Open	54188 Interior renovations - South Side Innovation Center to include new accessible entrance No Intake 3rd Party - CHA Expires 09/12/2026
2648 Salina St S & Brighton Av	11/05/25	Inspection	Inspector Notification	In Progress	
2648 Salina St S & Brighton Av	11/05/25	Inspection	Fire Safety Inspection	Pass	
2648 Salina St S & Brighton Av	11/05/25	Inspection	Fire Inspector Notification	<None>	
2648 Salina St S & Brighton Av	11/05/25	Inspection	Fire Inspector Notification	<None>	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision **R-2026-9**

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Amber Dillon	No concerns, see Staff Report
Planning Commission			
Eng. Mapping-Zoning	Conditionally Approved	Ray Wills	The bearings provided for the streets in question, agree with the official City Plats for the area. However, it is the opinion of the Dept of Engineering, Mapping Division that the reciprocal agreement currently being reviewed, along with the legal parcel descriptions written by Dave Sliski (the Surveyor of Record) be included with the final version of the drawings circulated for signature. This will ensure that any ownership/maintenance/permission issues that will arise down the line, can be effectively handled, quickly, inexpensively and in a transparent manner
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	<ul style="list-style-type: none"> • No objection to re-subdivision. • Any future construction/development on these lots will be subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	<ul style="list-style-type: none"> • No stormwater impacts regarding the re-subdivision request. • Site elevations for future construction shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
Engineering Sewer	Conditionally Approved	Mirza Malkoc	<ul style="list-style-type: none"> • Sewer facilities are available. • Future construction on a new lot will require new lateral to main,

			<p>construction may be subject to Onondaga County's 1:1 offset to be determined/administered by the City. Onondaga County Plumbing Control shall review and approve the plans as well.</p> <ul style="list-style-type: none"> • All installation & restoration work to be done to City of Syracuse specifications & details.
Landmark Preservation	Internal Review Complete	Amber Dillon	<p>No work proposed to 2610 S Salina St. Building is NR Eligible, no concerns</p>