



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

<u>R-2026-32</u>	<u>Staff Report –April 27, 2026</u>
Application Type:	Resubdivision
Project Address:	4896 South Salina St. (Tax ID: 068.-01-15.0), 4902 South Salina St. (Tax ID: 068.-01-16.0)
Summary of Proposed Action:	<p>The applicant intends to move the boundary between two irregularly shaped vacant lots to create two 2 equal sized lots that will be marketed to developers for the future construction of single-unit detached dwellings.</p> <p>Total square footage of New Lot A: 0.51 Acres Total square footage of New Lot B: 0.51 Acres</p>
Owner/Applicant	Greater Syracuse Property Development Corporation (Owner/Applicant)
Existing Zone District:	The two parcels involved in the resubdivision are located in the Single-Unit Residential (R1) Zone District.
Surrounding Zone Districts:	The neighboring properties to the north, east, and south are all located in the Single-Unit Residential (R1) Zone District. The property to the west is Clary Middle School which is located in the R5 High Density Residential Zone District, behind that is Meachem Field which is located in the Open Space Zone District.
Companion Application(s)	N/A
Scope of Work:	The applicant proposes moving the boundary between two lots to create two 2 equal sized lots.
Facts on Project & Staff Analysis:	<p><u>Dimensional Standards</u></p> <ul style="list-style-type: none"> - The proposed resubdivided lots A & B meet the Dimensional Standards of the R1 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec.2.2 B for single-unit dwellings. - The lot area requirement for the residential use type of “Single-Unit Detached Dwelling” in the R1 Zone District is 4,000 SF, and the proposed lots will be 22227 SF, thus conforming for their proposed use type. - The lot width minimum for Single-Unit Detached Dwellings in the R1 Zone District is 40 FT, and the proposed lot’s width along South Silina St. is 60.5 FT which meets the SZO. <p><u>Facts on Project</u></p> <ul style="list-style-type: none"> - The land use of “Single-Unit Detached Dwelling” is permitted by right in the R1 Zone District. - The proposed resubdivision will create two highly marketable lots for the future construction of single-unit detached dwellings. These parcels will have enough room for off street parking, sizable yards and detached garages. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot A will be 4902 South Salina St. & the lot B will be 4896 South Salina St.
Staff Recommendation:	Staff recommend approving this project
Recommended Conditions if Approved:	1. Applicant shall successfully file the resubdivision map of R-2026-32 in the Onondaga County Clerk's office within 62 days of resubdivision approval.
Zoning Procedural History:	<p>4902 South Salina St.:</p> <ul style="list-style-type: none"> - V-82-035 Variance to maintain a six-family dwelling. - V-82-035M1 Variance Modification of floor plan to add two additional bedrooms. - V-82-035M2 Variance Modification adding driveway easement. - MiSPR-2025-112, Demolition of a Vacant “6 Unit Apartment Building”

	<p>4896 South Salina St.:</p> <ul style="list-style-type: none"> - MiSPR-2025-106, Demolition of a Vacant “Three Family Structure”
<p>Summary of Zoning History:</p>	<ul style="list-style-type: none"> - 4902 South Salina St. was built in 1930 as a two-family house, the structure had several additions made to in during the late 1960’s. The building contained 4,090 sq. ft. of living space in a total of six units. There were two one-bedroom apartments downstairs and three one-bedroom apartments and one two-bedroom apartment on the second floor. A four-bay garage with additional storage space is attached at the rear of the structure. In 1982, the owner applied for use variance to maintain the six-family use and the Syracuse Board of Zoning Appeals granted the variance. In June of 2018, the property was seized by the City of Syracuse for unpaid property taxes. The Land Bank received a purchase offer from Responsive to our Community, a charity that provides construction jobs for veterans by building housing for survivors of domestic abuse. While the buyer would like to maintain the six-family use, the needs of their clientele require a somewhat different floor plan than what currently exists in the building. In 2020 V-86-035M1 was approved to change the floor plan to include four two-bedroom apartments and two smaller apartments for individuals. V-86-035M2 documents a shared driveway agreement between 4902 South Salina St. & 4896 South Salina St was signed in July 19, 2022. - 4896 South Salina St., built in 1930 and deemed unfit for human occupancy in 2013 was demolished due to disrepair and mold in 2025.
<p>Code Enforcement History:</p>	<p>See attached Code Enforcement history.</p>
<p>Zoning Violations:</p>	<p>The proposed lots have no zoning violations.</p>
<p>Summary of Changes:</p>	<p>This is not a continued application.</p>
<p>Property Characteristics:</p>	<p><u>Existing Lots</u></p> <p>4902 South Salina St. The subject property at 4902 South Salina St. is an irregularly shaped parcel with a lot size of 26917 SF (0.617 Acres). The property has one street frontage with 69 FT of frontage along the eastern boundary on South Salina St. The northern property line borders 4896 South Salina St for 330 FT. The western property line borders 4942 South Salina St. for 93.5 FT. The southern property line borders 4908-10 South Salina St. for 330 FT.</p> <p>4896 South Salina St. The subject property at 4896 South Salina St. is an irregularly shaped parcel with a lot size of 17543 SF (0.4 Acres). The property has one street frontage with 52 FT of frontage along the eastern boundary on South Salina St. The northern property line borders 4892 South Salina St for 331 FT. The western property line borders 4942 South Salina St. for 54.9 FT. The southern property line borders 4908-10 South Salina St. for 330 FT.</p> <p><u>Proposed Lots</u></p> <p>Lot A To be known as 4902 South Salina St. is an irregularly shaped parcel with a lot size of 22227 SF (0.51 Acres). The property has one street frontage with 60.5 FT of frontage along the eastern boundary on South Salina St. The northern property line borders 4896 South Salina St for 330 FT. The western property line borders 4942 South Salina St. for 74.2 FT.</p>

	<p>The southern property line borders 4908-10 South Salina St. for 330 FT.</p> <p>Lot B To be known as 4896 South Salina St. is an irregularly shaped parcel with a lot size of 22227 SF (0.51 Acres). The property has one street frontage with 60.5 FT of frontage along the eastern boundary on South Salina St. The northern property line borders 4892 South Salina St for 331 FT. The western property line boards 4942 South Salina St. for 74.2 FT. The southern property line borders 4908-10 South Salina St. for 330 FT.</p>
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 for Onondaga County’s review

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Proposed Resubdivision on Part of Lot 120 - Former Town of Onondaga, To be New Lots A & B, Know as No. 4896 & 4902 S. Salina Street, City of Suracuse, County of streetor Onondaga, State of New York” Drawn by Michael J. McCully Land Surveying PLLC Stamped by Michael J. McCully Dated 01/30/2026. Scale 1” = 30’

Attachments:

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

Context Maps:

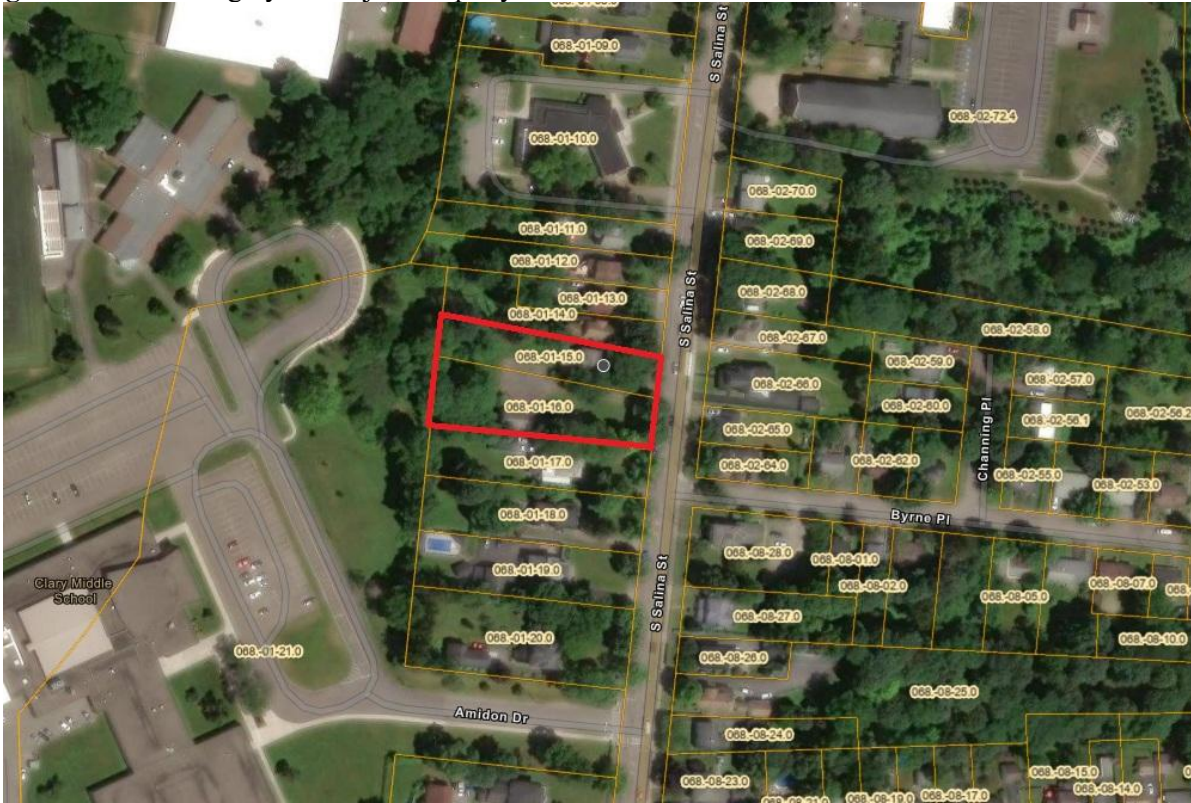
Figure 1: Zone District of Subject Property



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

Jacob R. Dishaw
Zoning Administrator

Zhitong Wu
Director of Zoning

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebeca Baker
Zoning Planner I

To: Greater Syracuse Property Development Corporation
1941 S Salina Street
Syracuse, NY 13204

04/01/2026

Re: Application Completeness for Lot Alteration R-2026-32 4896 Salina St. S

Dear Katelyn,

On 04/01/2026, Rebeca Baker determined the proposed project R-2026-32, at ADDRESS has all the required submittals for the application to be complete.

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 Rebeca Baker 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 Rebeca Baker 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/Departments/Zoning-Administration****

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 type="checkbox"/> Resubdivision:	_____	_____	_____
<input checked="" type="checkbox"/> Lot Alteration:	Lot line alteration	2	39944.52 SF

<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) 4896 S. Salina St.	068.-01-15.0	GSPDC	11/26/2024
2) 4902 S. Salina St.	068.-01-16.0	GSPDC	11/25/2024
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syrgov.net/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) _____ 2) _____ 3) _____

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

- Demolition (full and partial): _____
- New Construction: _____
- Façade (Exterior) Alterations: _____
- Site Changes: _____

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Lot line alteration

Current Land Use(s): Residential

Proposed Land Use(s): Residential

Number of Dwelling Units: 0

Days and Hours of Operation: N/A residential

Number of Onsite Parking Spaces: 0

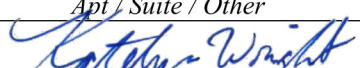
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need, and justification.)

Applicant proposes to move the lot line between these two properties to create 2 equal sized building lots. These properties will be marketed to developers that will construct new single-family housing.

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.**

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Corporation		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 S. Salina St.		Syracuse	NY	13205	<i>Phone:</i> [REDACTED]
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> [REDACTED]
<i>* Signature:</i> 			<i>Date:</i> 03/18/2026		

<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>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</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>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</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>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>		

*** 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)

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Corporation		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 S. Salina St		Syracuse	NY	13205	<i>Phone:</i> [REDACTED]
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> [REDACTED]

<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>	<i>Email:</i>

REPRESENTATIVE(S)/CONTACT(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>	<i>Email:</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>	<i>Email:</i>

Short Environmental Assessment Form

Part 1 - Project Information

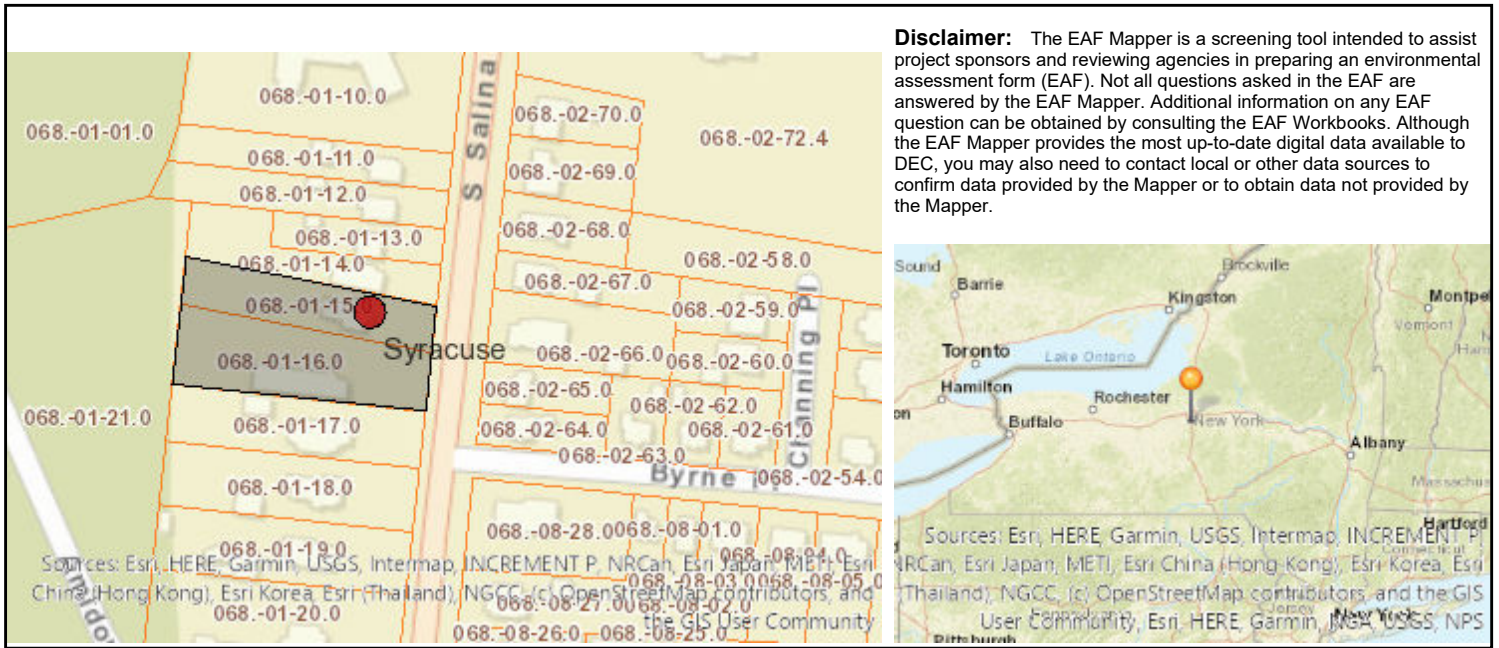
Instructions for Completing

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.

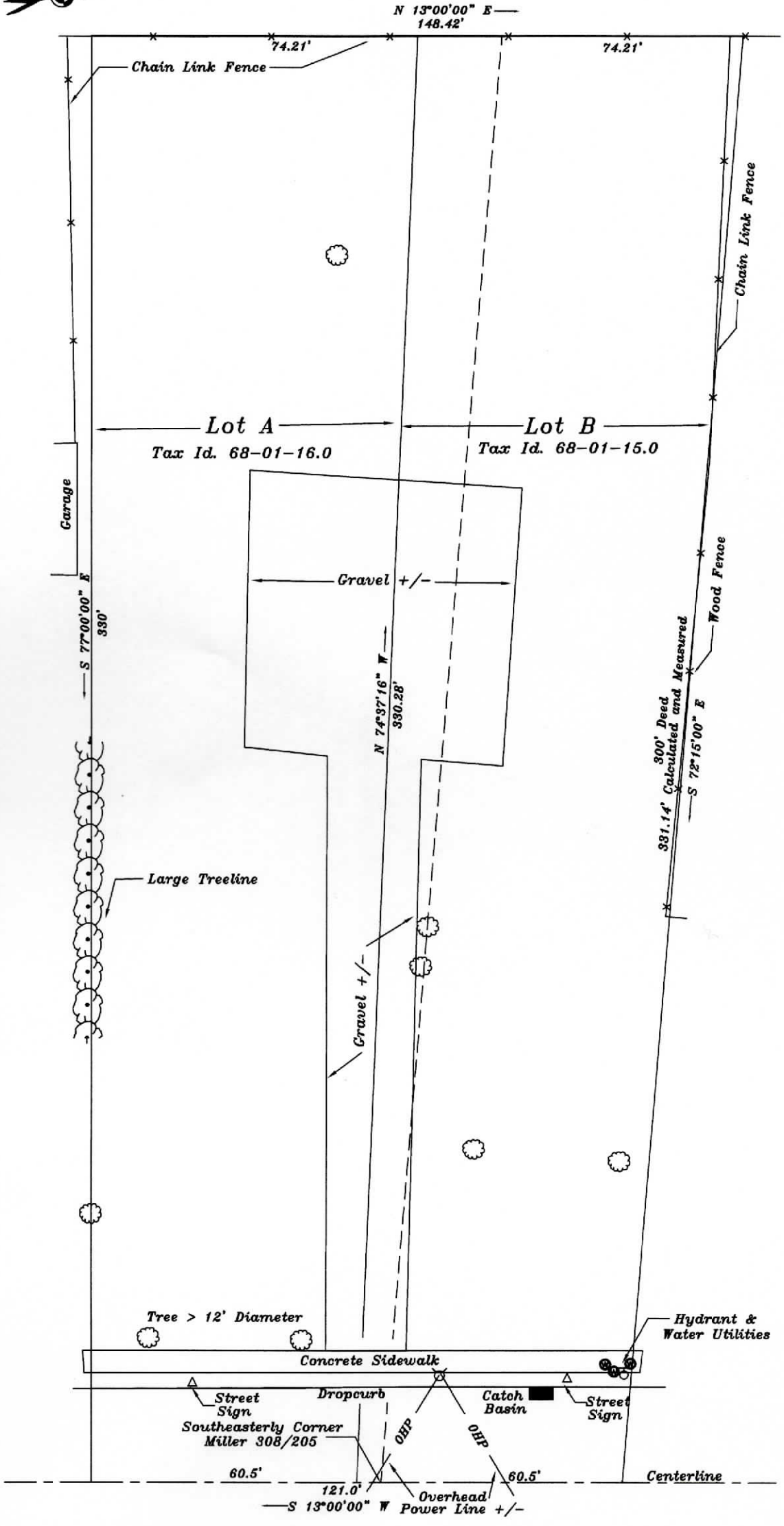
Part 1 – Project and Sponsor Information			
Name of Action or Project: Adjust lot lines on 2 properties			
Project Location (describe, and attach a location map): 4896 and 4902 S. Salina Street in the City of Syracuse between Seneca Turnpike and Byrne Pl.			
Brief Description of Proposed Action: Applicant proposes to move the lot line between these two properties to create 2 equal sized building lots. These properties will be marketed to developers that will construct new single-family housing.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation	Telephone: [REDACTED]	E-Mail: [REDACTED]	
Address: 1941 S. Salina St.			
City/PO: Syracuse	State: NY	Zip Code: 13025	
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?		_____ 0.917 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?		_____ 0.917 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 4914 South Salina St shows as eligible in the NYS CRIS system.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Site Vicinity Locator
(not to scale)

Approvals

South Salina Street
(Open - 66' Wide)

Date of Fieldwork: 01-27-26
Tax Id#: 68-01-15 & 16
Deed: 2025/12129 & 2025/12128
Abstract: Not Provided

Proposed Only

Michael J. McCully
Land Surveying PLLC
5875 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 815-5034

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

[Signature]

M.J. McCully NYSLLS 050696



Proposed Resubdivision on Part of Lot 120 - Former Town of Onondaga To be New Lots A & B.

Known as No. 4896 & 4902 S. Salina Street, City of Syracuse, County of Onondaga, State of New York.

Drawn by: PFOB Scale: 1" = 30'

Date(s): 01-30-26

- Notes/References:**
- *Survey prepared without the benefit of an up-to-date abstract of title.
 - *Adjoiner information obtained using ImageMate Online.
 - *Buildings/Structures shown for informational purposes only.
 - *Subject parcel(s) has access to public utilities.
 - *Driveway, if any, not shown due to significant snow accumulation.
 - *New Lot A Area = 22227 Sq. Ft.
 - *New Lot B Area = 22227 Sq. Ft.
 - *Parcel(s) Owner : Greater Syracuse Property Development Corporation

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 boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Certifications on this boundary survey map signify that the map was prepared with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map. The certifications herein are not transferable. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate. Copyright 2026, Michael J McCully Land Surveying, PLLC, all rights reserved.

Project:	R-2026-32
Date:	4/21/2026

**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-2026-32
Date:	4/27/2026

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	04/27/2026
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 - 04/21/2026

Tax Map #: 068.-01-15.0

Owners: GSPDC, Responsive to our Comm. Inc

Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
4896 Salina St S	05/09/12	Inspection	Complaint Inspection	Fail	
4896 Salina St S	05/09/12	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4896 Salina St S	05/16/12	Completed Complaint	Overgrowth: Private, Occ	Completed	2012-10198 overgrowth
4896 Salina St S	05/16/12	Inspection	Progress Inspection	Pass	
4896 Salina St S	09/07/12	Inspection	Complaint Inspection	N/A	
4896 Salina St S	09/19/12	Completed Complaint	Property Maintenance- Int	Completed	2012-20404 apt #2, overgrowth, co2 leak, floor/rug issues, basement door won't close, tub issues, front door doesn't lock.
4896 Salina St S	03/12/13	Inspection	Complaint Inspection	Fail	
4896 Salina St S	03/12/13	Violation	2010 IMC - Section 505.3 - Supply	Closed	
4896 Salina St S	03/12/13	Violation	2010 IMC - Section 107.1.3 - Premises Unfit for Human Occupancy	Closed	
4896 Salina St S	03/12/13	Inspection	Complaint Inspection	Fail	
4896 Salina St S	03/12/13	Violation	2010 IMC - Section 107.1.3 - Premises Unfit for Human Occupancy	Closed	
4896 Salina St S	03/12/13	Violation	2010 IMC - Section 505.3 - Supply	Closed	
4896 Salina St S	03/12/13	Inspection	Complaint Inspection	Fail	
4896 Salina St S	03/12/13	Violation	2010 IMC - Section 107.1.3 - Premises Unfit for Human Occupancy	Closed	
4896 Salina St S	03/12/13	Violation	2010 IMC - Section 505.3 - Supply	Closed	
4896 Salina St S	03/19/13	Inspection	Progress Inspection	Fail	
4896 Salina St S	03/19/13	Inspection	Progress Inspection	Fail	
4896 Salina St S	03/19/13	Inspection	Progress Inspection	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4896 Salina St S	04/24/13	Completed Complaint	Sewer Back Up	Completed	2013-08607 sewer bu
4896 Salina St S	05/08/13	Completed Complaint	Illegal Trash Set Out	Completed	2013-08655 sani list
4896 Salina St S	05/15/13	Inspection	Complaint Re-Inspection	Fail	
4896 Salina St S	05/15/13	Inspection	Complaint Inspection	Fail	
4896 Salina St S	05/15/13	Inspection	Complaint Re-Inspection	Fail	
4896 Salina St S	07/25/13	Inspection	Complaint Inspection	Fail	
4896 Salina St S	07/25/13	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4896 Salina St S	07/31/13	Inspection	Complaint Inspection	Pass	
4896 Salina St S	07/31/13	Inspection	Complaint Inspection	Pass	
4896 Salina St S	08/01/13	Completed Complaint	Overgrowth: Private, Occ	Completed	2013-18111 overgrown bushes & grass
4896 Salina St S	08/01/13	Inspection	Progress Inspection	Pass	
4896 Salina St S	01/28/14	Inspection	Progress Inspection	Pass	
4896 Salina St S	05/09/14	Completed Complaint	Property Maintenance- Int	Completed	2013-04733 Water Shut off
4896 Salina St S	05/09/14	Completed Complaint	Property Maintenance- Int	Completed	2013-04804 no water
4896 Salina St S	05/09/14	Completed Complaint	Property Maintenance- Int	Completed	2013-04812 No water
4896 Salina St S	02/20/15	Periodic Inspection	Smoke Certification	SC - Issued	
4896 Salina St S	06/15/15	Inspection	Complaint Inspection	Fail	
4896 Salina St S	06/16/15	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4896 Salina St S	06/25/15	Completed Complaint	Overgrowth: Private, Occ	Completed	2015-16068 O/G
4896 Salina St S	06/25/15	Inspection	Complaint Re-Inspection	Pass	
4896 Salina St S	08/28/15	Inspection	Complaint Inspection	Fail	
4896 Salina St S	08/28/15	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4896 Salina St S	09/04/15	Inspection	Complaint Re-Inspection	No Progress	
4896 Salina St S	10/09/15	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4896 Salina St S	11/13/15	Inspection	Complaint Re-Inspection	No Progress	
4896 Salina St S	12/18/15	Completed Complaint	Overgrowth: Private, Occ	Seasonal	2015-24756 Overgrowth
4896 Salina St S	12/18/15	Inspection	Complaint Re-Inspection	Pass	
4896 Salina St S	07/13/16	Inspection	Complaint Inspection	Pass	
4896 Salina St S	07/29/16	Completed Complaint	Overgrowth: Private, Occ	Completed	2016-19510 Overgrowth
4896 Salina St S	02/07/17	Periodic Inspection	C of C	Invalid - failed to	
4896 Salina St S	05/24/18	Inspection	Complaint Inspection	Fail	
4896 Salina St S	05/25/18	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4896 Salina St S	06/05/18	Inspection	Complaint Inspection	No Progress	
4896 Salina St S	06/14/18	Inspection	Complaint Inspection	Fail	
4896 Salina St S	06/14/18	Violation	2015 IMPC - 505.1 - General	Closed	
4896 Salina St S	06/14/18	Violation	2015 IPMC Section (A) 108.1.3 Unfit	Closed	
4896 Salina St S	06/15/18	Inspection	Complaint Re-Inspection	N/A	
4896 Salina St S	06/20/18	Inspection	Complaint Re-Inspection	No Progress	
4896 Salina St S	06/21/18	Inspection	Complaint Inspection	Fail	
4896 Salina St S	07/10/18	Inspection	Complaint Re-Inspection	No Progress	
4896 Salina St S	07/10/18	Inspection	Complaint Re-Inspection	Fail	
4896 Salina St S	07/31/18	Inspection	Complaint Re-Inspection	Fail	
4896 Salina St S	08/07/18	Inspection	Complaint Re-Inspection	No Progress	
4896 Salina St S	09/04/18	Completed Complaint	Overgrowth: Private, Occ	Completed	2018-15214 Overgrowth
4896 Salina St S	09/04/18	Inspection	Complaint Re-Inspection	No Progress	
4896 Salina St S	09/04/18	Inspection	Complaint Re-Inspection	Pass	
4896 Salina St S	11/16/18	Inspection	Complaint Re-Inspection	No Progress	
4896 Salina St S	12/14/18	Inspection	Complaint Re-Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4896 Salina St S	04/16/19	Completed Complaint	Property Maintenance-Int	Completed	2018-18433 No water
4896 Salina St S	04/22/22	Violation	Section 105.2 Building Permits	Closed	
4896 Salina St S	04/22/22	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Closed	
4896 Salina St S	05/13/22	Inspection	Complaint Re-Inspection	In Progress	
4896 Salina St S	05/16/22	Inspection	Complaint Inspection	Fail	
4896 Salina St S	05/16/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4896 Salina St S	05/23/22	Inspection	Complaint Re-Inspection	Fail	
4896 Salina St S	05/27/22	Inspection	Complaint Re-Inspection	In Progress	
4896 Salina St S	05/30/22	Inspection	Complaint Re-Inspection	Pass	
4896 Salina St S	06/22/22	Inspection	Complaint Re-Inspection	No Work Started	
4896 Salina St S	07/25/22	Inspection	Complaint Re-Inspection	Pass	
4896 Salina St S	09/02/22	Inspection	Complaint Re-Inspection	Fail	
4896 Salina St S	09/06/22	Inspection	Complaint Re-Inspection	No Progress	
4896 Salina St S	09/09/22	Inspection	Complaint Re-Inspection	Fail	
4896 Salina St S	10/12/22	Inspection	Complaint Re-Inspection	In Progress	
4896 Salina St S	10/24/22	Inspection	Complaint Re-Inspection	Pass	
4896 Salina St S	11/01/22	Completed Complaint	Vacant House	Completed	2022-04234 OG
4896 Salina St S	11/29/22	Inspection	Complaint Inspection	No Progress	
4896 Salina St S	03/23/23	Inspection	Complaint Inspection	No Progress	
4896 Salina St S	04/27/23	Inspection	Complaint Re-Inspection	No Progress	
4896 Salina St S	06/08/23	Inspection	Complaint Inspection	Fail	
4896 Salina St S	06/08/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4896 Salina St S	06/15/23	Inspection	Complaint Re-Inspection	No Progress	
4896 Salina St S	06/27/23	Completed Complaint	Property Maintenance-Ext	Completed	2023-04043 OG

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4896 Salina St S	06/27/23	Inspection	Complaint Re-Inspection	Pass	
4896 Salina St S	07/24/23	Inspection	Complaint Inspection	Fail	
4896 Salina St S	07/24/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4896 Salina St S	07/31/23	Inspection	Complaint Re-Inspection	No Progress	
4896 Salina St S	08/07/23	Inspection	Complaint Re-Inspection	Pass	
4896 Salina St S	08/08/23	Completed Complaint	Property Maintenance- Ext	Completed	2023-05315 OG
4896 Salina St S	04/22/24	Inspection	Complaint Inspection	Fail	
4896 Salina St S	04/22/24	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4896 Salina St S	04/29/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
4896 Salina St S	05/31/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
4896 Salina St S	07/25/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
4896 Salina St S	08/23/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
4896 Salina St S	09/24/24	Inspection	Tickle Date (Follow Up)	In Progress	
4896 Salina St S	09/27/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
4896 Salina St S	10/25/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
4896 Salina St S	11/22/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
4896 Salina St S	12/20/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
4896 Salina St S	01/22/25	Inspection	Complaint Re-Inspection	Vacant & Secured	
4896 Salina St S	01/28/25	Inspection	Tickle Date (Follow Up)	No Progress	
4896 Salina St S	02/21/25	Inspection	Complaint Re-Inspection	Vacant & Secured	
4896 Salina St S	03/19/25	Completed Complaint	Vacant House	Admin-Closed	V2024-0180 OG
4896 Salina St S	03/19/25	Inspection	Complaint Re-Inspection	N/A	
4896 Salina St S	03/19/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
4896 Salina St S	04/25/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
4896 Salina St S	05/22/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
4896 Salina St S	07/22/25	Inspection	Tickle Date (Follow Up)	No Progress	
4896 Salina St S	08/28/25	Project	Minor Site Plan Review	Approved	MiSPR-25-106 Demo ZADL

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4896 Salina St S	11/20/25	Completed Complaint	Building W/O Permit	Closed - Risk	2022-03230 Building without a permit
4896 Salina St S	11/21/25	Inspection	Tickle Date (Follow Up)	N/A	
4896 Salina St S	11/24/25	Completed Complaint	Vacant House	Admin-Closed	V2025-0080 V 2025
4896 Salina St S	01/07/26	Inspection	Tickle Date (Follow Up)	Ticket Dismissed	

Parcel History

01/01/1900 - 04/21/2026

Tax Map #: 068.-01-16.0

Owners: GSPDC, RC Theiben Jr % Sutton RE Attn Louis Fournier

Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S	06/24/82	Project	Variance (Converted)	Approved	V-82-035 To maintain a six-family dwelling.
4902 Salina St S	05/09/12	Inspection	Complaint Inspection	Fail	
4902 Salina St S	05/09/12	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4902 Salina St S	05/16/12	Completed Complaint	Overgrowth: Private, Occ	Completed	2012-10194 overgrowth
4902 Salina St S	05/16/12	Inspection	Progress Inspection	Pass	
4902 Salina St S	11/16/12	Inspection	Complaint Inspection	Fail	
4902 Salina St S	11/16/12	Violation	SPCC - Section 27-57 (a) (4) - Circuits Not Properly Identified	Closed	
4902 Salina St S	11/16/12	Violation	2010 IMC - Section 704.1 - General	Closed	
4902 Salina St S	11/16/12	Violation	SPCC - Section 27-57 (a) (19) - Switch/Outlet is Damaged/ Unserviceable	Closed	
4902 Salina St S	11/16/12	Violation	2010 IMC - Section 304.15 - Doors	Closed	
4902 Salina St S	11/16/12	Violation	2010 IMC - Section 108.1.1 - Unsafe Structure	Closed	
4902 Salina St S	11/16/12	Violation	2010 IMC - Section 505.4 - Water heating facilities	Closed	
4902 Salina St S	11/16/12	Violation	Section 705 - Carbon Monoxide Alarms	Closed	
4902 Salina St S	11/16/12	Violation	2010 IMC - Section 304.13 - Window, skylight and door frames	Closed	
4902 Salina St S	11/16/12	Violation	2010 IMC - Section 304.15 - Doors	Closed	
4902 Salina St S	11/16/12	Violation	2010 IMC - Section 305.3 - Interior surfaces	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S	11/16/12	Violation	2010 IMC - Section 304.13.2 - Openable windows	Closed	
4902 Salina St S (Unit 3)	05/03/13	Permit Application	Com. Reno/Rem/Chg Occ	Issued	10963 Remove and replace window/new R-19 insulation and sheetrock below in livingroom. Repair kitchen wall with r-19 insulation and sheetrock. Infill opening between kitchen and livingroom with 2x4 @ 16" oc. new door 2x6 header and sheetrock per attached.
4902 Salina St S (Unit 3)	05/03/13	Closed Permit	Com. Reno/Rem/Chg Occ	Canceled	10963 Remove and replace window/new R-19 insulation and sheetrock below in livingroom. Repair kitchen wall with r-19 insulation and sheetrock. Infill opening between kitchen and livingroom with 2x4 @ 16" oc. new door 2x6 header and sheetrock per attached.
4902 Salina St S (Unit 3)	05/06/13	Inspection	Inspector Notification	Pass	
4902 Salina St S (Unit 3)	06/24/13	Permit Application	Electric	Issued	11391
4902 Salina St S (Unit 3)	06/24/13	Completed Permit	Electric	Completed - No	11391 Completed #11391
4902 Salina St S	06/24/13	Inspection	Complaint Inspection	Fail	
4902 Salina St S	06/25/13	Violation	2010 IMC - Section 308.2 - Owner	Closed	
4902 Salina St S	06/25/13	Violation	2010 IMC - Section 308.4 - Multiple Occupancy	Closed	
4902 Salina St S	07/02/13	Inspection	Complaint Inspection	Fail	
4902 Salina St S	07/11/13	Inspection	Complaint Inspection	No Progress	
4902 Salina St S (Unit 3)	08/05/13	Inspection	Framing Before Enclosing	Pass	
4902 Salina St S (Unit 3)	08/05/13	Inspection	Insulation Before Enclosing	Pass	
4902 Salina St S	08/05/13	Inspection	Complaint Re-Inspection	Pass	
4902 Salina St S	08/07/13	Completed Complaint	Property Maintenance-Int	Completed	2013-14687 Apt 4: bedbugs
4902 Salina St S	08/12/13	Inspection	Complaint Inspection	No Progress	
4902 Salina St S (Unit 3)	08/29/13	Inspection	Final Inspection	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S (Unit 3)	09/03/13	Inspection	Progress Inspection	No Progress	
4902 Salina St S (Unit 6)	09/10/13	Permit Application	Electric (Meter Set)	Issued	12526 Electrical
4902 Salina St S (Unit 6)	09/10/13	Completed Permit	Electric (Meter Set)	Completed - No	12526 Electrical Completed #12526
4902 Salina St S (Unit 6)	09/11/13	Inspection	Inspector Notification	In Progress	
4902 Salina St S (Unit 3)	09/24/13	Inspection	Final Inspection	Fail	
4902 Salina St S (Unit 6)	09/26/13	Inspection	Progress Inspection	In Progress	
4902 Salina St S (Unit 3)	10/01/13	Inspection	Progress Inspection	No Progress	
4902 Salina St S	10/02/13	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	10/30/13	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	11/28/13	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	01/28/14	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	02/28/14	Completed Complaint	Trash Skip	Completed	2014-03187 trash skip
4902 Salina St S	03/03/14	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	03/19/14	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	04/29/14	Inspection	Complaint Inspection	No Progress	
4902 Salina St S	05/27/14	Completed Complaint	Property Maintenance-Ext	Completed	2014-13358 Apt #6 - 1 meter in basement for 2 apartments
4902 Salina St S	05/27/14	Inspection	Complaint Inspection	Pass	
4902 Salina St S	06/02/14	Inspection	Complaint Re-Inspection	In Progress	
4902 Salina St S	06/12/14	Inspection	Complaint Re-Inspection	In Progress	
4902 Salina St S	07/01/14	Inspection	Complaint Re-Inspection	In Progress	
4902 Salina St S	07/31/14	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	09/17/14	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	10/29/14	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	11/19/14	Inspection	Complaint Inspection	Pass	
4902 Salina St S	12/31/14	Inspection	Complaint Inspection	Fail	
4902 Salina St S	01/09/15	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	01/16/15	Inspection	Complaint Inspection	Fail	
4902 Salina St S	01/16/15	Violation	2010 IMC - Section 308.1 - Infestation	Closed	

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S	01/16/15	Violation	2010 IMC - Section 304.13.1- Glazing	Closed	
4902 Salina St S	01/16/15	Violation	2010 IMC - Section 602.2 - Residential occupancies	Closed	
4902 Salina St S	01/16/15	Violation	2010 IMC - Section 705.1 - General	Closed	
4902 Salina St S	01/22/15	Violation	2010 IMC - Section 504.1 - General	Closed	
4902 Salina St S	01/22/15	Violation	2010 IMC - Section 602.3 - Heat supply	Closed	
4902 Salina St S	01/23/15	Violation	2010 IMC - Section 107.1.3 - Premises Unfit for Human Occupancy	Closed	
4902 Salina St S	02/03/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	02/06/15	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	02/11/15	Violation	2010 IMC - Section 602.2 - Residential occupancies	Closed	
4902 Salina St S	02/20/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	02/27/15	Inspection	Complaint Inspection	Fail	
4902 Salina St S	02/27/15	Violation	2010 IMC - Section 505.3 - Supply	Closed	
4902 Salina St S	02/27/15	Violation	2010 IMC - Section 107.1.3 - Premises Unfit for Human Occupancy	Closed	
4902 Salina St S	03/10/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	03/17/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	03/27/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	04/03/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	04/16/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	04/23/15	Inspection	Complaint Inspection	No Progress	
4902 Salina St S	05/06/15	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S	05/12/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	05/25/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	05/29/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	06/15/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	06/15/15	Inspection	Complaint Inspection	Fail	
4902 Salina St S	06/15/15	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4902 Salina St S	06/22/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	06/25/15	Inspection	Complaint Re-Inspection	Pass	
4902 Salina St S	06/26/15	Completed Complaint	Overgrowth: Private, Occ	Completed	2015-16042 O/G
4902 Salina St S	07/15/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	07/24/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	08/17/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	08/21/15	Inspection	Complaint Inspection	Fail	
4902 Salina St S	08/21/15	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4902 Salina St S	08/25/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	08/28/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	09/01/15	Completed Complaint	Overgrowth: Private, Occ	Completed	2015-23724 Overgrowth
4902 Salina St S	09/01/15	Inspection	Complaint Re-Inspection	N/A	
4902 Salina St S	09/03/15	Inspection	Complaint Inspection	Fail	
4902 Salina St S	09/03/15	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
4902 Salina St S	09/03/15	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
4902 Salina St S	09/03/15	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S	09/09/15	Completed Complaint	Overgrowth: Private, Occ	Completed	2015-25355 overgrowth
4902 Salina St S	09/17/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	09/28/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	10/05/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	10/22/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	11/09/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	11/26/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	12/14/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	12/24/15	Inspection	Complaint Inspection	Pass	
4902 Salina St S	12/28/15	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	12/31/15	Completed Complaint	Property Maintenance-Ext	Completed	2015-33779 Many cars parking on lawn, they made a driveway on the lawn. Drive by.
4902 Salina St S	01/25/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	02/01/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	03/14/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	03/21/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	05/09/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	05/16/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	07/06/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	07/18/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	08/30/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	09/06/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	09/12/16	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	10/13/16	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	10/17/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	10/19/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	11/16/16	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	11/28/16	Inspection	Complaint Re-Inspection	No Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S	11/30/16	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	12/09/16	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	01/09/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	01/11/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	02/15/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	02/17/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	03/01/17	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	03/14/17	Inspection	Complaint Inspection	Fail	
4902 Salina St S	03/14/17	Violation	2015 IPMC Section 304.2 Protective Treatment	Closed	
4902 Salina St S	03/14/17	Violation	2015 IPMC Section 304.7 Roofing	Closed	
4902 Salina St S	03/14/17	Violation	2015 IPMC Section 304.8 Trim	Closed	
4902 Salina St S	04/03/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	04/05/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	04/19/17	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	05/22/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	05/24/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	05/31/17	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	07/06/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	07/13/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	08/31/17	Completed Complaint	Trash Skip	Completed	2017-25194 trash skip.. fred cleaver 427-0091
4902 Salina St S	08/31/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	09/26/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	10/12/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	10/23/17	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	11/07/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	11/23/17	Inspection	Complaint Re-Inspection	Fail	

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Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S	11/30/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	12/19/17	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	01/11/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	01/30/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	02/02/18	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	02/22/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	03/27/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	04/04/18	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	04/05/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	04/05/18	Inspection	Complaint Inspection	Vacant & Secured	
4902 Salina St S	05/08/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	05/24/18	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	06/19/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	06/21/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	07/02/18	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	08/06/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	08/16/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	09/11/18	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	09/17/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	09/27/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	10/29/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	11/08/18	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	11/14/18	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	12/06/18	Completed Complaint	Property Maintenance- Int	Admin-Closed	2015-00985 ****Case Closed--See Vacant Case V2017-0270 & #39**** Apt. 2 - Insufficient heat.(See Bed Bug Complaint 2013-26349)
4902 Salina St S	12/06/18	Completed Complaint	Property Maintenance- Int	Admin-Closed	2015-03421 ****Case Closed--See Vacant Case V2017-0270 & #39**** Apt 1: no water
4902 Salina St S	12/17/18	Inspection	Complaint Re-Inspection	N/A	

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Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S	12/17/18	Inspection	Complaint Re-Inspection	N/A	
4902 Salina St S	04/25/19	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	08/27/19	Completed Complaint	Complaint Reqst - General	Completed	2012-25504 Bare wire's hanging out of breaker box/floor damage/
4902 Salina St S	03/11/20	Completed Complaint	Vacant House	Admin-Closed	V2017-0270
4902 Salina St S	07/28/20	Project	Variance (Use)	Approved	V-82-035M1 Floor Plan changes to a previously approved six-family dwelling
4902 Salina St S	03/23/21	Completed Complaint	Property Maintenance-Ext	Admin-Closed	2015-25260
4902 Salina St S	03/23/21	Inspection	Complaint Inspection	Fail	
4902 Salina St S	03/23/21	Inspection	Complaint Inspection	N/A	
4902 Salina St S	03/23/21	Violation	2020 PMCNYS - Section 304.4 - Structural Members	Closed	
4902 Salina St S	03/23/21	Violation	2020 PMCNYS - Section 304.5 - Foundation Walls	Closed	
4902 Salina St S	03/23/21	Violation	2020 PMCNYS - Section 304.6 - Exterior Walls	Closed	
4902 Salina St S	03/23/21	Violation	2020 PMCNYS - Section 304.8 - Decorative features	Closed	
4902 Salina St S	03/23/21	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Closed	
4902 Salina St S	04/07/21	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	07/23/21	Inspection	Vacant Property - Routine Inspection	No Progress	
4902 Salina St S	01/25/22	Permit Application	Com. Reno/Rem/Chg Occ	Issued	45598 4902 S Salina Renovations Interior Renovations- 6 unit apt building to remain 6 units
4902 Salina St S	04/19/22	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
4902 Salina St S	05/10/22	Inspection	Complaint Inspection	No Progress	

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S	05/16/22	Inspection	Complaint Inspection	In Progress	
4902 Salina St S	05/16/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4902 Salina St S	05/23/22	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	05/30/22	Inspection	Complaint Inspection	Pass	
4902 Salina St S	07/11/22	Project	Variance (Use)	Approved	V-82-035M2 Modify approved floor plans (Reponsive to Our Community) Renovate a six-unit apartment building
4902 Salina St S	07/25/22	Inspection	Complaint Re-Inspection	Pass	
4902 Salina St S	09/02/22	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	09/06/22	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	09/09/22	Inspection	Complaint Re-Inspection	Pass	
4902 Salina St S	09/21/22	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	10/26/22	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	12/07/22	Inspection	Complaint Re-Inspection	Pass	
4902 Salina St S	12/08/22	Completed Complaint	Vacant House	Completed	2022-04232 OG
4902 Salina St S	12/13/22	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	12/27/22	Inspection	Inspector Notification	In Progress	
4902 Salina St S	01/04/23	Inspection	Progress Inspection	In Progress	
4902 Salina St S	01/09/23	Inspection	Complaint Re-Inspection	In Progress	
4902 Salina St S	03/23/23	Inspection	Progress Inspection	In Progress	
4902 Salina St S	04/19/23	Inspection	Progress Inspection	No Work Started	
4902 Salina St S	05/03/23	Inspection	Progress Inspection	No Progress	
4902 Salina St S	06/08/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Closed	
4902 Salina St S	06/08/23	Inspection	Complaint Inspection	Fail	
4902 Salina St S	06/08/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4902 Salina St S	06/14/23	Inspection	Progress Inspection	No Progress	
4902 Salina St S	06/15/23	Inspection	Complaint Re-Inspection	No Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S	06/27/23	Completed Complaint	Vacant House	Completed	V2023-0839 OG
4902 Salina St S	07/24/23	Inspection	Complaint Re-Inspection	Fail	
4902 Salina St S	07/25/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	07/31/23	Inspection	Complaint Re-Inspection	No Progress	
4902 Salina St S	08/07/23	Inspection	Complaint Re-Inspection	Pass	
4902 Salina St S	08/25/23	Inspection	Vacant Property - Routine Inspection	No Progress	
4902 Salina St S	09/29/23	Inspection	Vacant Property - Routine Inspection	Fail	
4902 Salina St S	11/02/23	Inspection	Complaint Re-Inspection	In Progress	
4902 Salina St S	11/09/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	12/13/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	12/27/23	Inspection	Complaint Re-Inspection	In Progress	
4902 Salina St S	01/12/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	02/09/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	03/05/24	Inspection	Complaint Re-Inspection	In Progress	
4902 Salina St S	03/15/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	03/18/24	Inspection	Complaint Inspection	N/A	
4902 Salina St S	03/26/24	Inspection	Vacant Property - Routine Inspection	Fail	
4902 Salina St S	03/27/24	Completed Complaint	Property Maintenance- Ext	Admin-Closed	2024-01539 T&D. Broken windows glass in yard
4902 Salina St S	03/27/24	Inspection	Complaint Inspection	N/A	
4902 Salina St S	04/10/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	04/22/24	Inspection	Complaint Inspection	Fail	

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Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S	04/22/24	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
4902 Salina St S	04/29/24	Inspection	Complaint Inspection	Vacant & Secured	
4902 Salina St S	05/16/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	05/30/24	Inspection	Complaint Inspection	Vacant & Secured	
4902 Salina St S	06/14/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	07/10/24	Inspection	Tickle Date (Follow Up)	In Progress	
4902 Salina St S	07/26/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	08/01/24	Inspection	Complaint Inspection	Vacant & Secured	
4902 Salina St S	08/23/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	09/06/24	Inspection	Complaint Inspection	Vacant & Secured	
4902 Salina St S	09/27/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	10/07/24	Inspection	Complaint Inspection	Vacant & Secured	
4902 Salina St S	10/23/24	Inspection	Tickle Date (Follow Up)	In Progress	
4902 Salina St S	10/25/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	11/12/24	Inspection	Complaint Inspection	Vacant & Secured	
4902 Salina St S	11/22/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	12/05/24	Inspection	Complaint Re-Inspection	In Progress	
4902 Salina St S	12/12/24	Inspection	Complaint Inspection	Vacant & Secured	
4902 Salina St S	12/19/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	01/17/25	Inspection	Complaint Inspection	Vacant & Secured	
4902 Salina St S	01/23/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	01/29/25	Inspection	Tickle Date (Follow Up)	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
4902 Salina St S	02/13/25	Inspection	Complaint Inspection	Vacant & Secured	
4902 Salina St S	02/21/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	03/14/25	Completed Complaint	Vacant House	Completed	V2024-0179 OG
4902 Salina St S	03/14/25	Inspection	Complaint Inspection	N/A	
4902 Salina St S	03/14/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
4902 Salina St S	03/21/25	Inspection	Vacant Property - Routine Inspection	No Progress	
4902 Salina St S	04/17/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
4902 Salina St S	04/25/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	05/14/25	Inspection	Tickle Date (Follow Up)	In Progress	
4902 Salina St S	05/15/25	Inspection	Progress Inspection	N/A	
4902 Salina St S	05/15/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
4902 Salina St S	05/22/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
4902 Salina St S	08/04/25	Inspection	Tickle Date (Follow Up)	No Progress	
4902 Salina St S	08/29/25	Project	Minor Site Plan Review	Approved	MiSPR-25-115 Demo ZADL
4902 Salina St S	11/19/25	Completed Complaint	Property Maintenance- Ext	Admin-Closed	V2021-0266 EXTERIOR
4902 Salina St S	11/19/25	Inspection	Vacant Property - Routine Inspection	N/A	
4902 Salina St S	11/21/25	Completed Complaint	Vacant House	Completed	V2025-0064 V2025
4902 Salina St S	11/21/25	Completed Complaint	Building W/O Permit	Completed	2022-03092 Building without a permit-11/21/25 scheduled for demo.case closed.
4902 Salina St S	11/21/25	Inspection	Tickle Date (Follow Up)	Ticket Dismissed	
4902 Salina St S	11/21/25	Inspection	Safety Inspection	Ticket Dismissed	
4902 Salina St S	01/26/26	Closed Permit	Com. Reno/Rem/Chg Occ	Canceled	45598 4902 S Salina Renovations Interior Renovations- 6 unit apt building to remain 6 units

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision R-2026-32

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	4/27/2026 CPC Meeting		
Eng. Mapping-Zoning	Approved	Ray Wills	-The bearings for the streets in question cannot be confirmed or denied via Official City ROW records. As they lie in an area outside of the plats available.
Engineering Design and Construction	Conditionally Approved	Nyezee Goe	-No objection to re-subdivision. -Storm and Sanitary sewer available -Any future construction/development will be subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	Conditionally Approved	Nyezee Goe	-Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf for any future project -Future projects shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
Engineering Sewer	Conditionally Approved	Nyezee Goe	-No impact to sewers
Landmark Preservation	N/A		