



**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

| <b><u>R-2026-10</u></b>                              | <b><u>Staff Report – July 20, 2026</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><i>Application Type:</i></b>                      | Resubdivision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b><i>Project Address:</i></b>                       | 971 Spencer Street (115.-01-02.0) &<br>901 Hiawatha Boulevard West (115.-01-01.0)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b><i>Summary of Proposed Action:</i></b>            | The applicant intends to convey 3548 SF of property from 901 Hiawatha Boulevard West to 971 Spencer Street. This action will unencumber 971 Spencer St. from a structural encroachment along the western boundary by moving the property line 12.5 ft towards the east.<br>No physical work is proposed beyond moving the property line.<br><br>Total square footage of New Lot 1A: 0.896 Acres (39028 SF)<br>Total square footage of New Lot 2A: 4.069 Acres (177267 SF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b><i>Owner/Applicant</i></b>                        | RSVP CP Syracuse NY LLC (Owner/Applicant 901 of Hiawatha Boulevard West)<br>Angelo LaFace of Angelo LaFace Irrv. Trust (Owner of 971 Spencer Street)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b><i>Existing Zone District:</i></b>                | The two parcels involved in the resubdivision are located in the Commercial (CM) Zone District.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b><i>Surrounding Zone Districts:</i></b>            | The neighboring properties to the east and west are located in the Commercial (CM) Zone District. The neighboring property to the north, which is kitty-corner, is located in the Light Industry and Employment (LI) Zone District. The neighboring properties to the south, which are on the opposite side of I-690, are located in the Light Industry and Employment (LI) Zone District.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b><i>Companion Application(s)</i></b>               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b><i>Scope of Work:</i></b>                         | The applicant would like to convey 3548 SF of property from 901 Hiawatha Boulevard West to 971 Spencer Street by moving a shared property line 12.5 ft towards the east. This action will unencumber 971 Spencer St. from a structural encroachment along the western boundary by moving the property line 12.5 ft towards the east.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b><i>Facts on Project &amp; Staff Analysis:</i></b> | <p><b><u>Dimensional Standards</u></b></p> <ul style="list-style-type: none"> <li>- The proposed resubdivided lots both meet the Dimensional Standards of the Commercial (CM) Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec.2.12 B for land use types approved in accordance with the SZO.</li> <li>- There are no lot area requirements for the Commercial (CM) Zone District.</li> <li>- There are no lot width minimums for the Commercial (CM) Zone District</li> </ul> <p><b><u>Facts on Project</u></b></p> <ul style="list-style-type: none"> <li>- The land use of “Mini-storage” is currently permitted by Special Use Permit in the Commercial (CM) Zone District. 901 Hiawatha Boulevard West, which contains a mini-storage facility, was established by right when the parcel was zoned “Industrial District, Class A”.</li> <li>- According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 1A will be 971 Spencer St. &amp; lot 2A will be 901 Hiawatha Blvd West.</li> </ul> |
| <b><i>Staff Recommendation:</i></b>                  | Staff recommend approving this project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b><i>Recommended Conditions if Approved:</i></b>    | 1. The applicant shall successfully file the resubdivision map of R-2026-10 in the Onondaga County Clerk's office within 62 days of resubdivision approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b><i>Zoning Procedural</i></b>                      | <b>971 Spencer St.:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><i>History:</i></b>                   | <ul style="list-style-type: none"> <li>- SP-71-20 Approved, Truckomat: Truck wash with Gas Pumps.</li> </ul> <p><b>901 Hiawatha Blvd W.:</b></p> <ul style="list-style-type: none"> <li>- SR-13-03 Approved, Ground Sign</li> <li>- AS-92-18 Approved, Roof Sign</li> <li>- AS-89-007 Approved, Off-Premise Advertising (Park)</li> <li>- R-86-10 Approved, Realign two lots into two new lots.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b><i>Summary of Zoning History:</i></b> | 971 Spencer St. was first developed by Special Use Permit as a Truck wash with Gas Pumps and they were granted a waiver of sidewalks, curbing & curb cut. The property was resubdivided in 1986 to enlarge the neighboring parcel 901 Hiawatha Blvd W. by 65787 SF (1.510 Acres). 901 Hiawatha Blvd W. contains a mini-storage facility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b><i>Code Enforcement History:</i></b>  | See attached Code Enforcement history.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b><i>Zoning Violations:</i></b>         | The proposed lot has no zoning violations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b><i>Summary of Changes:</i></b>        | This is not a continued application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b><i>Property Characteristics:</i></b>  | <p><b><u>Existing Lots</u></b></p> <p><b>971 Spencer St.</b><br/>The subject property at 971 Spencer St. is an irregularly shaped parcel with a lot size of 42,576 SF (0.977 Acres). The property has one street frontage with 150 FT of frontage along Spencer St. which is located on the northern property line. The western property line borders 901 Hiawatha Blvd W for 290 FT. The eastern property line borders 971 Spencer St. for 290 FT and the southern property line borders 901 Hiawatha Blvd W. for 150 FT. The property is currently uninhabited with a commercial building on site.</p> <p><b>901 Hiawatha Blvd W.</b><br/>The subject property at 901 Hiawatha Blvd W. is an irregularly shaped parcel measuring 173,719 SF (3.988 Acres). The property has three street frontages: with 427.96 FT of frontage along Spencer St. which is located on the northern property line, 294 FT of frontage along Hiawatha Blvd W. which is located on the western property line, and 591.83 FT of frontage along I-690 which is located on the southern property line. The eastern property line has borders 971 Spencer St. for 290 FT &amp; 955 Spencer St for 118.92 FT. An additional 150 FT along the northern property is shared with 971 Spencer St. The property contains a “Mini-Storage” land use type business.</p> <p><b><u>Proposed Lot</u></b></p> <p><b>Lot 1A</b><br/>The subject property at 971 Spencer St. is an irregularly shaped parcel with a lot size of 42576 SF (0.977 Acres). The property has one street frontage with 137.5 FT of frontage along Spencer St. which is located on the northern property line. The western property line borders 901 Hiawatha Blvd W for 290 FT. The eastern property line borders 971 Spencer St. for 290 FT and the southern property line borders 901 Hiawatha Blvd W. for 137.5 FT. The property is currently uninhabited with a commercial building on site.</p> <p><b>Lot 2A</b><br/>The subject property at 901 Hiawatha Blvd W. is an irregularly shaped parcel measuring 173719 SF (3.988 Acres). The property has three street frontages: with 440.46 FT of frontage along Spencer St. which is located on the northern property line, 294 FT of frontage along</p> |

|                                                        |                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                        | Hiawatha Blvd W. which is located on the western property line, and 591.83 FT of frontage along I-690 which is located on the southern property line. The eastern property line has borders 971 Spencer St. for 290 FT & 955 Spencer St for 118.92 FT. An additional 137.5 FT along the northern property is shared with 971 Spencer St. |
| <b><i>SEQR Determination:</i></b>                      | Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.                                                                                                                                                                                                                                                                  |
| <b><i>Onondaga County Planning Board Referral:</i></b> | 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
- “Resubdivision on Part of Farm Lots 319, 320 & 321 of the Onondaga Salt Springs Reservation, Also Being Lot 1 & Lot 2 of the Syracuse Plywood Tract, Filed July 18, 1986 as Map No. 6458. Lot 1 into New Lot “1A” and Lot 2 into New Lot “2A”, City of Syracuse. Known as No. 901 Hiawatha Boulevard West & 971 Spencer St., City of Syracuse, County of Onondaga, State of New York” Drawn by G.C.H. Stamped by Douglas R. Lehr. of Lehr Land Surveyors D.P.C. Dated 04/07/26. Scale 1” = 30’

**Attachments:**

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

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

Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

**Figure 2: Aerial Imagery of 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

**Samuel Prescott**  
Zoning Planner I

**Hillary Suzuki**  
Administrative  
Specialist

To: Michael Murabito Esq.  
333 West Washington Street  
Suite 200  
Syracuse, NY 13202

6/10/2026

Re: Application Completeness for Lot Alteration R-2026-10, 971 SPENCER ST

Dear Mr. Murabito,

On 6/10/2026, Rebeca Baker determined the proposed project R-2026-10, at 971 SPENCER ST 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](mailto:zoning@syr.gov) [www.syr.gov](http://www.syr.gov)

Your Submission Details

Submission Number:

R-2026-10

Status:  
Staff Review

Message:

Applicant Name:  
MICHAEL MURABITO

[REDACTED]

Primary Location:  
971 SPENCER ST, 13204

Primary APN:  
115.-01-02.0

Submission Type:  
Zoning Applications > Resubdivision/Lot Alteration

Last Updated:  
June 11, 2026

Submission URL:  
<https://app.oncamino.com/syracuse/ny/dashboard/submissions/672234/guide>

Contact the agency for more help

-  (315) 448-8600
-  zoning@syr.gov hpan@syr.gov  
adillon@syr.gov
-  300 South State St.,  
Syracuse

1 Getting Started

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

Step is Completed By: Applicant

**INTERNAL USE ONLY**

**Data Fields**

**Variance**

1 Agent Signature Date

05/20/2026

2 Owner Signature Date

**Property Owner**

1 Property Owner Name

Carmena Rachetta

**General Project Information**

1 If yes to Site Changes, please describe

2 Does this project include Site Changes?

No

3 If yes to Façade (Exterior) Alterations, please describe

4 Does this project include Façade (Exterior) Alterations?

No

5 If yes to New Construction, please describe

6 Does this project include New Construction?

No

7 If yes to Demolition (full and partial), please describe

8 Does this project include Demolition (full and partial)?

No

9 Number of on-site parking spaces

## INTERNAL USE ONLY

### 10 Resubdivision/Lot Alteration Project Description

RSVP is owner of 115.-01-01 and under contract the proposed subdivided strip to be consolidated into a single parcel. Currently the western edge property line of 115.-01-02 runs through the eastern most building of 115.-01-01. RSVP wishes to ensure all of buildings on 115.-01-01 are within its boundary lines and thus allowing for their title company to insure an unencumbered parcel.

### 11 Current Days and Hours of Operation

### 12 Proposed Land Use(s)

Storage Facility

### 13 Current Land Use(s)

storage facility (115.-01-01)

### 14 Please list all Tax Assessment Addresses, Tax Map IDs, Owners, and Date Acquired

RSVP CP Syracuse NY LLC 901 Hiawatha Boulevard West 115.-01-01 Angelo LaFace (Angelo LaFace Irrv. Trust) 971 Spencer Street 115.-01-02 Current owner of parcel 115.-01-01 RSVP CP Syracuse (NY) LLC ("RSVP") RSVP has purchased 115.-01-01 (see attached deed) and under contract for the proposed strip to be subdivided from 115.-01-02 (see attached)

### 15 Resubdivision/Lot Alteration Project Name

971 Spencer Street

### 16 Total Area

2090.0

### 17 Number of Lots

1.0

### 18 Subdivision Name

971 Spencer Street

### 19 Companion Zoning Applications (if applicable, list any related zoning applications)

### 20 Current Number of Dwelling Units

0.0

### 21 Authorized Agent Name

Michael Murabito

## INTERNAL USE ONLY

### 1 Agent Address

333 W. Washington St, STE 200, Syracuse NY 13202

## Property Owner Information

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### 1 Property Owner Address

971 Spencer Street, Syracuse NY 13204

## Variance Application



Office of Zoning Administration  
One Park Place, 300 S State St,  
Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: zoning@syr.gov.net

### Owner/Owner's Agent Certification

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

**Print owner's name:** Carmena Rachetta

Signature:

Date:

Mailing address: 971 Spencer Street, Syracuse NY 13204

**Print authorized agent's name:** Michael Murabito

Date: 05/20/2026

Signature: MICHAEL MURABITO

Mailing address: 333 W. Washington St, STE 200, Syracuse NY 13202

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

# Short Environmental Assessment Form

## Part 1 - Project Information

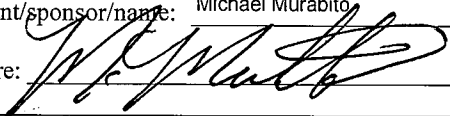
### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

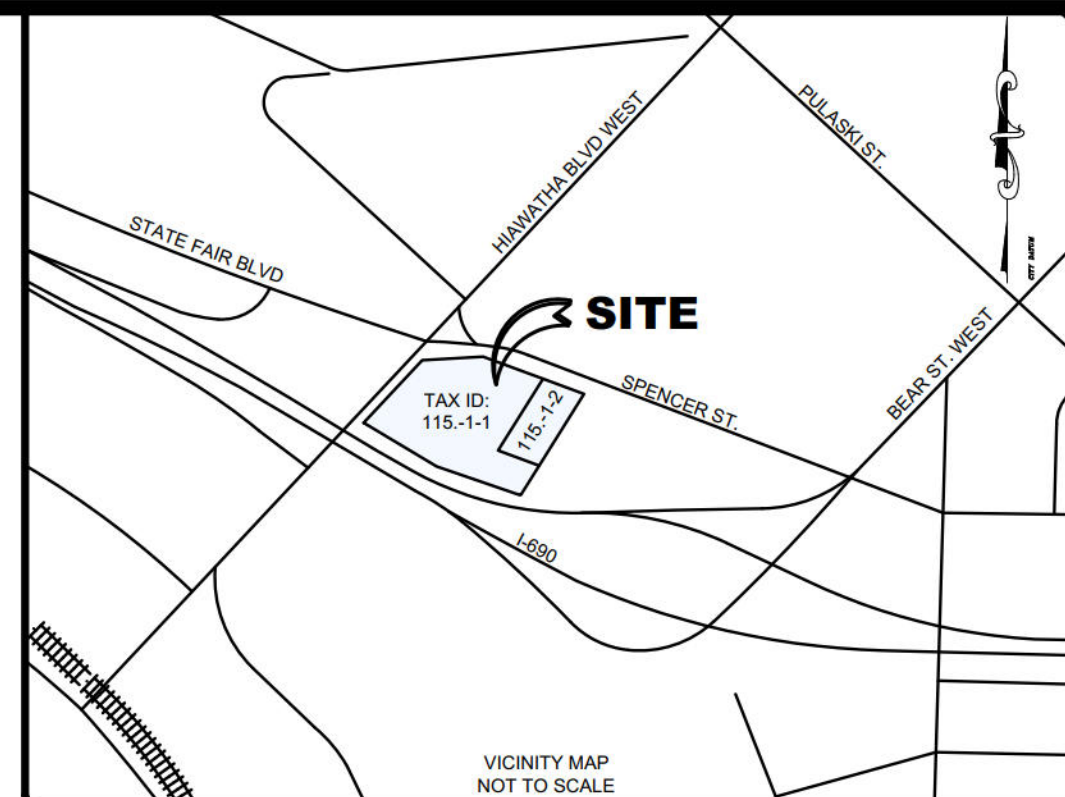
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                 |                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------|------------------------------------------------------------------------------|
| <b>Part 1 – Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                 |                                                                              |
| Name of Action or Project:<br>Resubdivision of 971 Spencer St.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                 |                                                                              |
| Project Location (describe, and attach a location map):<br>971 Spencer St, Syracuse NY 13204, commercial property.                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                 |                                                                              |
| Brief Description of Proposed Action:<br><br>Client/Owners of 901 Hiawatha Boulevard West (115.-01-01) "Parcel 1" are contracted to purchase a resubdivided parcel of 971 Spencer St. Syracuse NY 13204 "Parcel 2" due to the West boundary line of Parcel 2 runs through the middle of one of the improvements on Parcel 1. This project is constructively a boundary line adjustment so that owners of Parcel 1 can have the entirety of Parcel 1 covered on their title insurance, and to correct a long standing boundary discrepancy between these two parcels. |  |                                                 |                                                                              |
| Name of Applicant or Sponsor:<br><br>Harris Beach Murtha PLLC, Attn:Michael Murabito                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | Telephone: [REDACTED]<br><br>E-Mail: [REDACTED] |                                                                              |
| Address:<br>333 W Washington St. STE 200                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                 |                                                                              |
| City/PO:<br>Syracuse                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | State:<br>NY                                    | Zip Code:<br>13202                                                           |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input type="checkbox"/><br>YES<br><input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval:                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                 | NO<br><input type="checkbox"/><br>YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? <span style="float: right;">approx .05 acres</span><br>b. Total acreage to be physically disturbed? <span style="float: right;">0 acres</span><br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">1.07 acres</span>                                                                                                                                                                                       |  |                                                 |                                                                              |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:<br><input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><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 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?                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| If Yes, identify: _____                                                                                                                                                                                                                                                                                                                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Are public transportation services available at or near the site of the proposed action?                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?                                                                                                                                                                                                                                                                                                       | NO                                  | YES                                 |                          |
| If the proposed action will exceed requirements, describe design features and technologies:                                                                                                                                                                                                                                                                                          |                                     |                                     |                          |
| Not applicable - this amounts to a lot line adjustment                                                                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 10. Will the proposed action connect to an existing public/private water supply?                                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| If No, describe method for providing potable water: _____                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 11. Will the proposed action connect to existing wastewater utilities?                                                                                                                                                                                                                                                                                                               | NO                                  | YES                                 |                          |
| If No, describe method for providing wastewater treatment: _____                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 13. a. 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?                                                                                                                                                                                             | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____                                                                                                                                                                                                                                                                                   |                                     |                                     |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><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?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties?<br>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>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)?<br>If Yes, explain the purpose and size of the impoundment:                                                                                                                                                                       | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>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?<br>If Yes, describe:                                                                                                                                                                                                                                                 | NO                                  | YES                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: Michael Murabito      Date: 03/10/2026<br>Signature:  Title: Attorney                                                                                                                     |                                     |                          |



CITY DATUM



Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.  
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.  
Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.  
This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.  
Survey prepared without the benefit of an abstract.  
Location surveys do not include the staking of the property corners except as shown.

**HIAWATHA BOULEVARD WEST**  
66' WIDE PUBLIC RIGHT OF WAY

**SPENCER STREET**  
VARIOUS WIDTH PUBLIC RIGHT OF WAY

**INTERSTATE 690**  
VARIOUS WIDTH PUBLIC RIGHT OF WAY

**FINAL**  
**SPENCER STREET RE-SUBDIVISION**

- BOLLARD
- GUY ANCHOR
- HANDICAP PARKING SPACE
- SIGN
- UTILITY POLE
- AIR CONDITIONER
- CLEAN OUT
- DRAINAGE INLET
- ELECTRIC METER
- GAS METER
- GATE

**LEGEND**

- PS PARKING SPACE(S)
- (D) DEED
- (M) MEASURED
- SQ.FT. SQUARE FEET
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- V VENT
- CP CAMERA POST
- N.T.S. NOT TO SCALE
- CHAINLINK FENCE
- METAL FENCE
- WOOD STOCKADE FENCE
- PLASTIC FENCE
- OVERHEAD UTILITY LINE

OWNERS:  
901 HIAWATHA BLVD. WEST SYRACUSE, NY  
TAX ID: 115-01-01  
RSVP CP SYRACUSE (NY) LLC  
  
TAX ID: 115-01-02  
971 SPENCER ST. SYRACUSE, NY  
CARMENA RACHETTA AS TRUSTEE OF THE  
ANGELO LAFACE 2021 IRREVOCABLE TRUST  
INSTRUMENT No. 2024-00017023

| No. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
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**LEHR**  
LAND SURVEYORS D.P.C.  
  
116 SALINA STREET- SUITE 6  
LIVERPOOL, NEW YORK 13088  
315-451-3333  
info@lehrlandsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN  
ACCURATE MAP MADE FROM AN ACTUAL SURVEY.  
  
LICENSED LAND SURVEYOR  
DOUGLAS R. LEHR  
NYLS 49223

RESUBDIVISION ON PART OF FARM LOTS 319, 320 & 321 OF THE ONONDAGA  
SALT SPRINGS RESERVATION, ALSO BEING LOT 1 & LOT 2 OF THE SYRACUSE  
PLYWOOD TRACT, FILED JULY 16, 1996 AS MAP No. 6458, LOT 1 INTO NEW  
LOT "1A" AND LOT 2 INTO NEW LOT "2A", CITY OF SYRACUSE.  
  
KNOWN AS No. 901 HIAWATHA BOULEVARD WEST & 971 SPENCER STREET,  
CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK.  
  
FIELD DATE: 03 APRIL 2026 MAP DATE: 07 APRIL 2026 SCALE: 1"=30' DRAWN BY: GCH  
REVISIONS: DRAWING No. 26-B-25  
101

Project: R-2026-10

Date: 7/12/2026

## *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<br>small<br>impact<br>may<br>occur | Moderate<br>to large<br>impact<br>may<br>occur |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?                                                                | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 2. Will the proposed action result in a change in the use or intensity of use of land?                                                                                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 3. Will the proposed action impair the character or quality of the existing community?                                                                                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?            | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 7. Will the proposed action impact existing:                                                                                                                               | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| a. public / private water supplies?                                                                                                                                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| b. public / private wastewater treatment utilities?                                                                                                                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?                                                            | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |
| 11. Will the proposed action create a hazard to environmental resources or human health?                                                                                   | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                       |

Project: R-2026-10

Date: 7/20/2026

### ***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                     | 7/20/2026                                                                                                                                                                                                                                                                    |
| Name of Lead Agency                                      | Date                                                                                                                                                                                                                                                                         |
| Walter Bowler                                            | 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 - 07/13/2026

Tax Map #: 115.-01-02.0

Owners: Angelo LaFace, Angelo LaFace Irrv Trust, ANTONIO PETRULLA ANTONIO D'AGOSTINO

Zoning: CM

| Address        | Date     | Transaction         | Transaction Type          | Status    | Description                                                                                                                                                                                    |
|----------------|----------|---------------------|---------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 971 Spencer St | 09/13/13 | Completed Complaint | Pot Holes in Road         | Completed | 2013-22360   huge pothole would like to discuss fixing it..                                                                                                                                    |
| 971 Spencer St | 07/22/15 | Completed Complaint | Street Repair Special Req | Completed | 2015-20224   caller states that this is the 4th request for repair in front of this address and it is damaged badly and buses are traveling in and out several times a day. Please repair..... |
| 971 Spencer St | 10/12/18 | Completed Complaint | Sewer Dept/Special Reqst  | Completed | 2018-31767   charged sewer main                                                                                                                                                                |
| 971 Spencer St | 04/16/19 | Completed Complaint | Sewer Dept/Special Reqst  | Completed | 2019-08845   vent overflow                                                                                                                                                                     |
| 971 Spencer St | 07/17/19 | Completed Complaint | Sewer Back Up             | Completed | 2019-19775   bu                                                                                                                                                                                |
| 971 Spencer St | 01/14/21 | Completed Complaint | Sewer Back Up             | Completed | 2021-01493   BU VENT FLUSH                                                                                                                                                                     |

City of Syracuse  
**Parcel History**  
 01/01/1900 - 07/13/2026  
 Tax Map #: 115.-01-01.0  
 Owners: RSVP CP SYRACUSE (NY) LLC  
 Zoning: CM

| Address                       | Date     | Transaction         | Transaction Type            | Status             | Description                                                                                                                                                                                                                                                                                 |
|-------------------------------|----------|---------------------|-----------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 901 Hiawatha Blvd W & Spencer | 06/11/86 | Project             | Resubdivision               | Approved           | R-86-10   REALIGN 2 LOTS INTO 2 NEW LOTS                                                                                                                                                                                                                                                    |
| 901 Hiawatha Blvd W & Spencer | 06/01/89 | Project             | Off Premise Advertising     | Approved with      | AS-89-007   Off-premise advertising (Park).                                                                                                                                                                                                                                                 |
| 901 Hiawatha Blvd W & Spencer | 07/31/92 | Project             | Roof Sign                   | Approved with      | AS-92-18   ADMINISTRATIVE PERMIT (ROOF SIGN)                                                                                                                                                                                                                                                |
| 901 Hiawatha Blvd W & Spencer | 06/03/13 | Project             | Site Plan Review            | Approved           | SR-13-03   MODIFY (MAINTAIN) GROUND SIGN                                                                                                                                                                                                                                                    |
| 901 Hiawatha Blvd W & Spencer | 06/10/13 | Permit Application  | Sign                        | Issued             | 11411   Install/maintain existing ground sign per attached zoning resolution. Work to include new sign box installation per attached specs. Sign shall measure 8 x5', as approval shows. Separate permits required for electric if work being performed.                                    |
| 901 Hiawatha Blvd W & Spencer | 06/17/13 | Inspection          | Progress Inspection         | In Progress        |                                                                                                                                                                                                                                                                                             |
| 901 Hiawatha Blvd W & Spencer | 08/26/13 | Inspection          | Final Inspection            | Pass               |                                                                                                                                                                                                                                                                                             |
| 901 Hiawatha Blvd W & Spencer | 02/27/15 | Completed Permit    | Sign                        | Certificate Issued | 11411   Install/maintain existing ground sign per attached zoning resolution. Work to include new sign box installation per attached specs. Sign shall measure 8 x5', as approval shows. Separate permits required for electric if work being performed.   Certificate of Completion #11411 |
| 901 Hiawatha Blvd W & Spencer | 08/11/15 | Completed Complaint | Pot Holes in Road           | Completed          | 2015-18938   pot hole in front of mall. repaired but needs to be done again.                                                                                                                                                                                                                |
| 901 Hiawatha Blvd W & Spencer | 05/22/18 | Completed Complaint | Pot Holes in Road           | Completed          | 2018-13659   potholes at entrance to buisnness on Spencer st side                                                                                                                                                                                                                           |
| 901 Hiawatha Blvd W & Spencer | 07/28/18 | Completed Complaint | Pot Holes in Road           | Completed          | 2018-20145   onto spencer end of our property of pot holes please inspect asap and repair                                                                                                                                                                                                   |
| 901 Hiawatha Blvd W & Spencer | 04/24/20 | Completed Complaint | Catch Basin: Clean          | Admin-Closed       | 2015-20767   clean all catch basins howie                                                                                                                                                                                                                                                   |
| 901 Hiawatha Blvd W & Spencer | 01/30/26 | Inspection          | Codes - Licensing           | In Progress        |                                                                                                                                                                                                                                                                                             |
| 901 Hiawatha Blvd W & Spencer | 02/02/26 | Inspection          | Complaint Inspection        | N/A                |                                                                                                                                                                                                                                                                                             |
| 901 Hiawatha Blvd W & Spencer | 02/17/26 | Inspection          | Fire Prevention - Licensing | Fail               |                                                                                                                                                                                                                                                                                             |
| 901 Hiawatha Blvd W & Spencer | 02/17/26 | Inspection          | Codes - Licensing           | Fail               |                                                                                                                                                                                                                                                                                             |
| 901 Hiawatha Blvd W & Spencer | 02/17/26 | Inspection          | Codes - Licensing           | In Progress        |                                                                                                                                                                                                                                                                                             |

City of Syracuse  
**Parcel History**

| Address                       | Date     | Transaction         | Transaction Type                                     | Status              | Description         |
|-------------------------------|----------|---------------------|------------------------------------------------------|---------------------|---------------------|
| 901 Hiawatha Blvd W & Spencer | 02/17/26 | Violation           | 2025 FCNYS - Section 1104.3 - Exit Sign Illumination | Closed              |                     |
| 901 Hiawatha Blvd W & Spencer | 04/24/26 | Inspection          | Codes - Licensing                                    | Pass                |                     |
| 901 Hiawatha Blvd W & Spencer | 05/05/26 | Completed Complaint | Certificate of Inspection                            | Certificate: Issued | 2026-00614   C of I |

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

**Resubdivision R-2026-10**

| Approval                            | Status                   | Reviewer     | Comments                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|--------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning Planner                      | Waiting on Board         | Rebeca Baker | No concerns, see Staff Report                                                                                                                                                                                                                                                                                                                                                        |
| Planning Commission                 | 7/20/2026<br>CPC Meeting |              |                                                                                                                                                                                                                                                                                                                                                                                      |
| Eng. Mapping-Zoning                 | Conditionally Approved   | Ray Wills    | -The bearings Hiawatha and Spencer Sts can be confirmed and AGREE with the Official City Plats for the area. The portion that can not be confirmed via plats has been verified by other means. -The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 559                       |
| Engineering Design and Construction | Conditionally Approved   | Nyezee Goe   | -No objection to re-subdivision. Storm and Sanitary sewer available<br>-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<br>-Future projects shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.<br>-Construction may be subject to Onondaga Countys 1:1 sewer offset to be determined/administered by the City. |
| Engineering Sewer                   | Conditionally Approved   | Nyezee Goe   | -No impact to sewers<br>All installation & restoration work to be done to City of Syracuse specifications & details.<br>-Construction may be subject to Onondaga Countys 1:1 sewer offset to be determined/administered by the City.                                                                                                                                                 |

|                          |     |  |  |
|--------------------------|-----|--|--|
| Landmark<br>Preservation | N/A |  |  |
|--------------------------|-----|--|--|