



CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<u>R-2026-59</u>	<u>Staff Report –August 31, 2026</u>
Application Type:	Resubdivision
Project Address:	1041 S. Geddes St. (Tax ID: 092.-04-61.0), 1051 S. Geddes St. (Tax ID: 092.-04-60.0) & 1031-33 S. Geddes St. (Tax ID: 092.-04-62.1)
Summary of Proposed Action:	The applicant intends to combine three lots into one new lot. The applicant is proposing to merge two vacant lots with a residential parcel containing a “Two-Unit Detached Dwelling”, they plan to use the vacant lots as additional yard space. Total square footage of New Lot 90A: 0.313 Acres (13653 SF)
Owner/Applicant	Greater Syracuse Property Development Corporation (Applicant & Owner of 1041 & 1051 S Geddes St) Kenia Gomez & Zaida Diaz (Owners of 1031-33 S. Geddes St.)
Existing Zone District:	The three parcels involved in the resubdivision are located in the High Density Residential (R5) Zone District
Surrounding Zone Districts:	The neighboring properties to the north, west and south are located in the Neighborhood Center Mixed Use (MX-2) Zone District. The neighboring properties to the east are located in the High Density Residential (R5) Zone District
Companion Application(s)	N/A
Scope of Work:	The applicant proposes combining two vacant nonconforming parcels with a residential parcel.
Facts on Project & Staff Analysis:	<u>Dimensional Standards</u> - The proposed resubdivided lot meets the Dimensional Standards of the R5 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.6 B for “Two-Unit Detached Dwelling”. - The lot area requirement for the residential use type of “Two-Unit Detached Dwelling” in the R5 Zone District is 2,000 SF, and the proposed lot will be 13,653 SF, thus conforming for their proposed use type. - The lot width minimum for “Two-Unit Detached Dwellings” in the R5 Zone District is 50 FT, and the proposed lot width along Geddes St. S. is 173.79 FT, thus conforming to the requirement of SZO for the proposed use. <u>Facts on Project</u> - The land use of “Two-Unit Detached Dwelling” is permitted by right in the R5 Zone District. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 90A will be 1031-33 Geddes St. S.
Staff Recommendation:	Staff recommend approving this project
Recommended Conditions if Approved:	1. Applicant shall successfully file the resubdivision map of R-2026-59 in the Onondaga County Clerk's office within 62 days of resubdivision approval. 2. The applicant shall apply for all applicable permits for site improvements from the Central Permit Office.
Zoning Procedural History:	- R-24-73 Approved 2/7/2025 Combined vacant lot located at 1023 Geddes St. S. and the residential lot located at 1031-33 Geddes St. S. - Z-2879 Approved 5/3/2024 Change 1023 Geddes St. S. from MX-2 to R5.
Summary of Zoning	- 1023 Geddes St S. previously contained a “single-family” home that was

History:	demolished in 2026 via permit # 23119. 1041 & 1051 Geddes St. S. have been documented as vacant land since 1995.
Code Enforcement History:	See attached Code Enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<u>Existing Lots</u> 1031-33 S. Geddes St. The subject property at 1031-33 S. Geddes St. is an irregularly shaped parcel with a lot size of 6539 sq ft (0.081 Acres). The property has one street frontage with 70.14 FT of frontage along S. Geddes St. which is located on the western property line. The northern property line borders: 255 Fitch St. for 33.3 FT, 257 Fitch St. for 32.9 FT and 1001-03 Geddes St. S. for 69.12 FT. The eastern property line borders 255 Fitch St. for 33 FT and 318 Putnam St. for 21.33 FT. The southern property line borders 320 Putnam St. for 25.81 FT and 1041 Geddes St. S. for 88.97 FT. The parcel contains a “Two-Unit Detached Dwelling”. 1041 Geddes St. S. The subject property at 1041 Geddes St. S. is an irregularly shaped parcel with a lot size of 3530 sq ft (0.180 Acres). The property has one street frontage with 52.52 FT of frontage along Geddes St. S. which is located on the western property line. The northern property line borders 1031-33 S. Geddes St. for 80.97 FT. The eastern property line borders 320 Putnam St. for 36.72 FT. The southern property line borders 1041 Geddes St. S. for 72.93 FT. The parcel is vacant. 1051 Geddes St. S. The subject property at 1051 Geddes St. S. is an irregularly shaped parcel with a lot size of 3530 sq ft (0.180 Acres). The property has two street frontages with 51.13 FT of frontage along Geddes St. S. which is located on the western property line and 48.52 FT of frontage along Putnam St. which is located on the southern property line. The eastern property line borders 320 Putnam St. Geddes St. for 80.97 FT. The eastern property line borders 320 Putnam St. for 71.17 FT. The Northern property line borders 1041 Geddes St. S. for 72.93 FT. The parcel is vacant. <u>Proposed Lot</u> 90A The proposed lot 90A is an irregularly shaped parcel with a lot size of 13653 SF (0.313 Acres). The property has two street frontages with 173.79 FT of frontage along Geddes St. S. which is located on the western property line and 48.52 FT of frontage along Putnam St. which is located on the southern property line. The eastern property line borders: 255 Fitch St. for 33 FT, 318 Putnam St. for 21.33 FT and 320 Putnam St for 107.89 FT. The northern property line borders: 255 Fitch St. for 33.3 FT, 257 Fitch St. for 32.9 FT and 1001-03 Geddes St. S. for 69.12 FT.
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.

***Onondaga County
Planning Board
Referral:***

Pursuant to GML §239-l, m and n, the proposal does not meet the criteria for Onondaga County's review

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- "Proposed Resubdivision Map on Part of Lots 86, 87, 88 & 89, Block 132 of the Fitch and Putnam Track Amd. To be New Lot 90A, Known as No. 1031-33 South Geddes Street, City of Syracuse, County of Onondaga, City of New York" Drawn by Michael J. McCully Land Surveying PLCC. Stamped by Michael J. McCully, Dated 06/05/2026. Scale 1" = 20'

Attachments:

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

Context Maps:

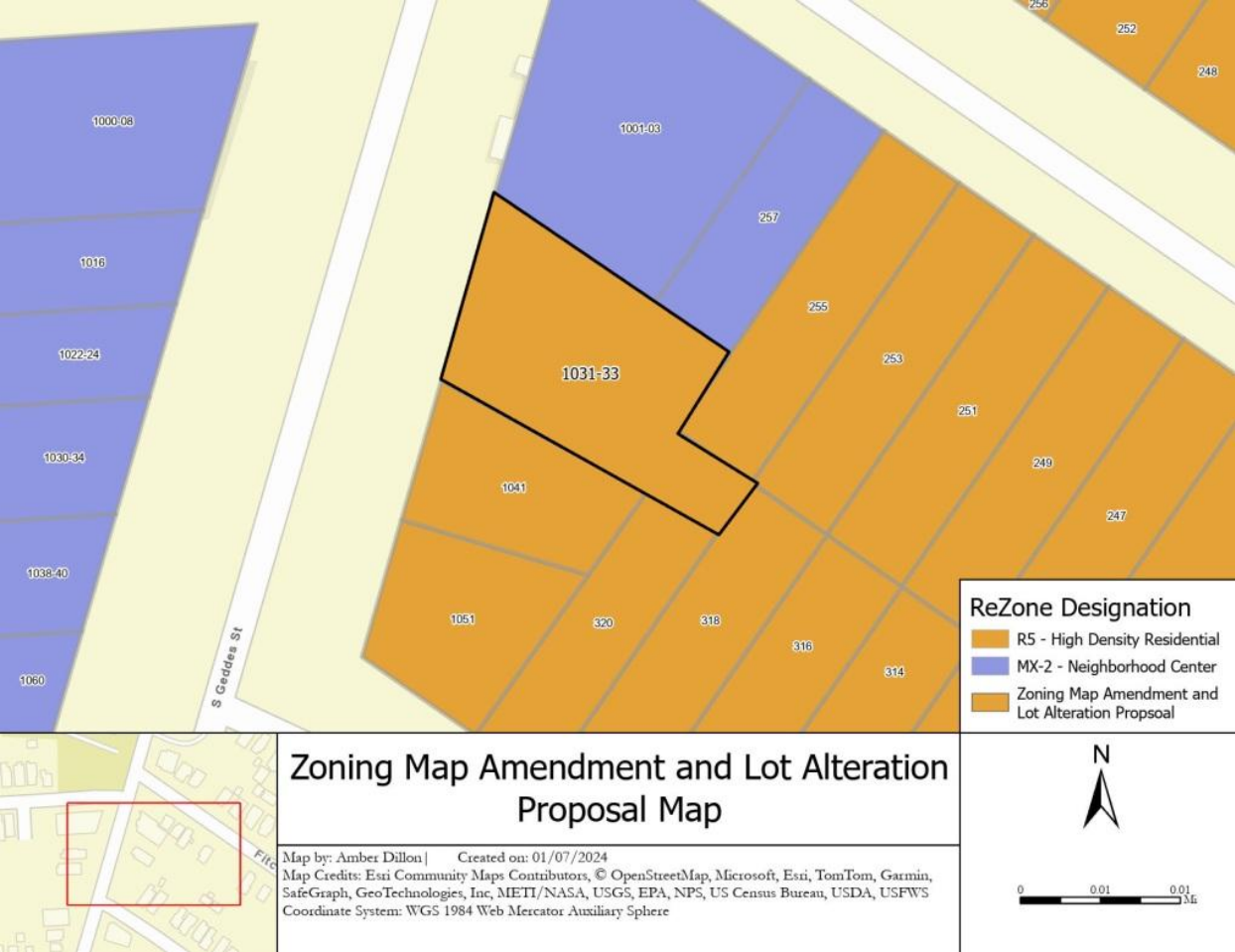
Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property. Please see Figure 2 which reflects the approved Zoning Map Amendment Z-8979.

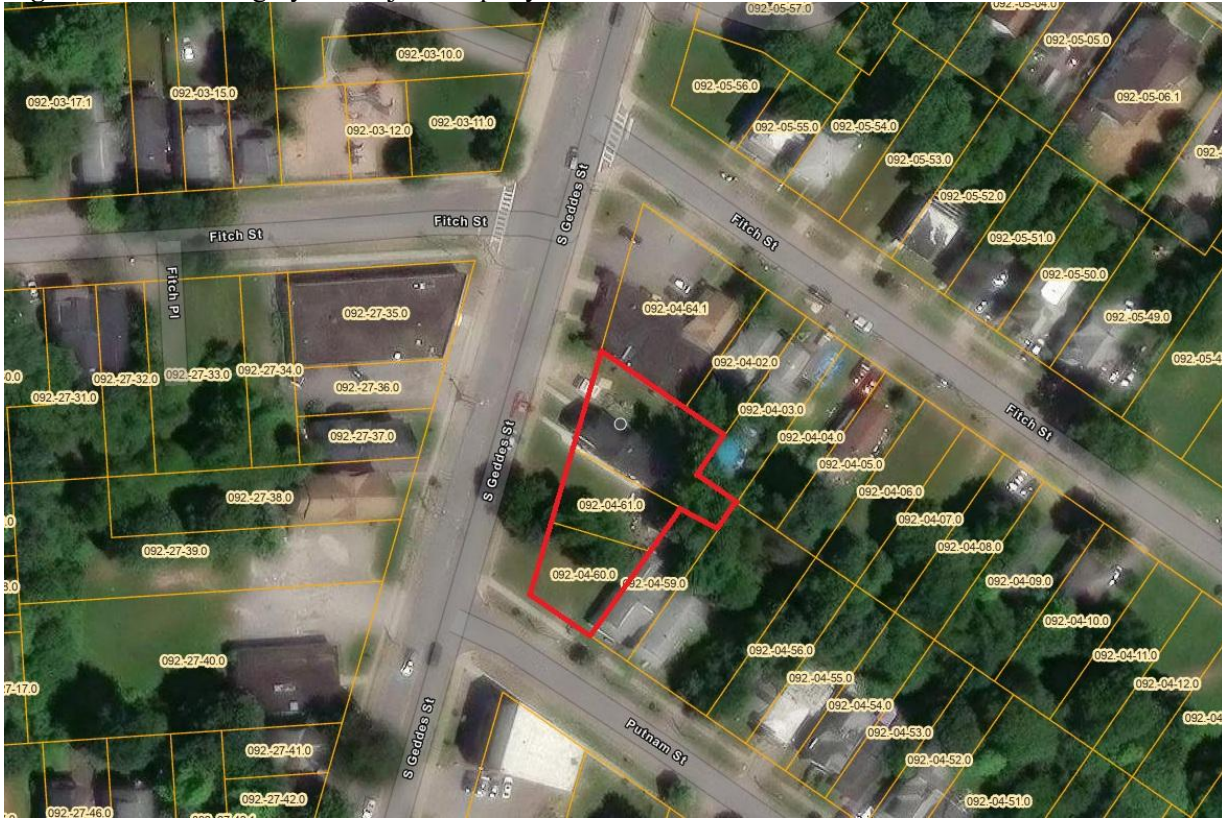
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 2: Zone District of Subject Property



Description: Figure 2 shows updated Zone District imagery of the subject property as approved by Z-2879.

Figure 2: Aerial Imagery of Subject Property



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

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

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



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Zhitong Wu
Director of Zoning

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative
Specialist

To: Katelyn Wright (GSPDC)
1941 S Salina Street
Syracuse, New York, 13205

CC: Kenia Gomez & Zaida Diaz
1031-33 S. Geddes St
Syracuse NY 13204

6/30/2026

Re: Application Completeness for Lot Alteration R-2026-59, 1023 Geddes ST. S

Dear Katelyn Wright,

On 6/30/2026, Rebeca Baker determined the proposed project R-2026-59, at 1023 Geddes ST. S has all the required submittals for the application to be complete.

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

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

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

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202

Office 315 448 8640 zoning@syr.gov www.syr.gov

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

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

315-448-8640 * zoning@syr.gov *

www.syr.gov/Departments/Zoning-Administration

Office Use Filing Date: _____ Case: _____ Zoning District: _____

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
☒ Resubdivision:	<u>Merge 3 residential parcels</u>	<u>3</u>	<u>13479.86 SF</u>
☐ Lot Alteration:	_____	_____	_____

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>1041 S. Geddes St</u>	<u>092.-04-61.0</u>	<u>GSPDC</u>	<u>8/15/2024</u>
2) <u>1051 S. Geddes St</u>	<u>092.-04-60.0</u>	<u>GSPDC</u>	<u>8/15/2024</u>
3) <u>1031-33 S. Geddes St</u>	<u>092.-04-62.1</u>	<u>Kenia Gomez & Zaida Diaz</u>	<u>9/20/2024</u>
4) _____	_____	_____	_____

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

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

1) _____ 2) _____ 3) _____

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

☐ Demolition (full and partial): _____

☐ New Construction: _____

☐ Façade (Exterior) Alterations: _____

☐ Site Changes: _____

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name:	<u>Merge three residential parcels</u>
Current Land Use(s):	<u>Residential</u>
Proposed Land Use(s):	<u>Residential</u>
Number of Dwelling Units:	<u>2</u>
Days and Hours of Operation:	<u>n/a residential</u>
Number of Onsite Parking Spaces:	<u>3</u>

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

Applicant proposes to merge two vacant lots at 1041 and 1051 S. Geddes St. with the two family residential parcel at 1031-33 S. Geddes St. Buyer intends to use the lot as additional yard space. It's unlikely that 1041 and 1051 S. Geddes St. will attract new construction given their location on a busy street.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

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

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Corporation		
First Name	Last Name	Title	Company		
1941 S. Salina St.		Syracuse	NY	13205	Phone: [REDACTED]
Street Address	Apt / Suite / Other	City	St	Zip	Email: [REDACTED]
* Signature: <i>Katelyn Wright</i>			Date: 5/28/26		

Kenia	Gomez				
First Name	Last Name	Title	Company		
1031-33 S. Geddes St.		Syracuse	NY	13204	Phone: [REDACTED]
Street Address	Apt / Suite / Other	City	St	Zip	Email: [REDACTED]
* Signature: <i>[Signature]</i>			Date: 6/11/26		

Zaida	Diaz				
First Name	Last Name	Title	Company		
1031-33 S. Geddes St.		Syracuse	NY	13204	Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature: <i>Zaida Diaz</i>			Date: 6/15/26		

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

*** OWNER SIGNATURE DECLARATION**

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

APPLICANT(S) (if applicable)

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

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

First Name	Last Name	Title	Company		
					Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:
First Name	Last Name	Title	Company		
			Phone:		
Street Address	Apt / Suite / Other	City	St	Zip	Email:

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Merge three residential parcels			
Project Location (describe, and attach a location map): 1041, 1051, and 1031-33 S. Geddes St. in the city of Syracuse at the corner of Geddes and Putnam St.			
Brief Description of Proposed Action: Applicant proposes to merge the vacant lots at 1041 and 1051 S. Geddes St. with the residential parcel at 1031-33. Buyer intends to use the lot as additional yard space. It's unlikely that 1041 and 1051 S. Geddes St. will attract new construction given their location on a busy street.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 1941 S. Salina St.			
City/PO: Syracuse		State: NY	Zip Code: 13205
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES ☒
3. a. Total acreage of the site of the proposed action? _____ .31 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .31 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

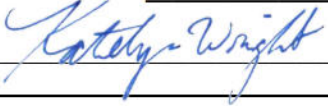
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
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: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
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	
	☒	☐	
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?	☒	☐	
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	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

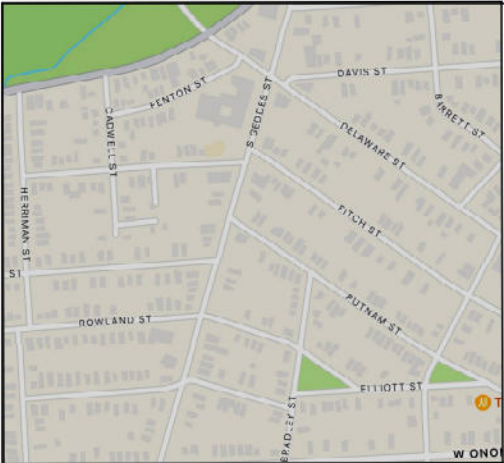
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____	☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____	☒	☐

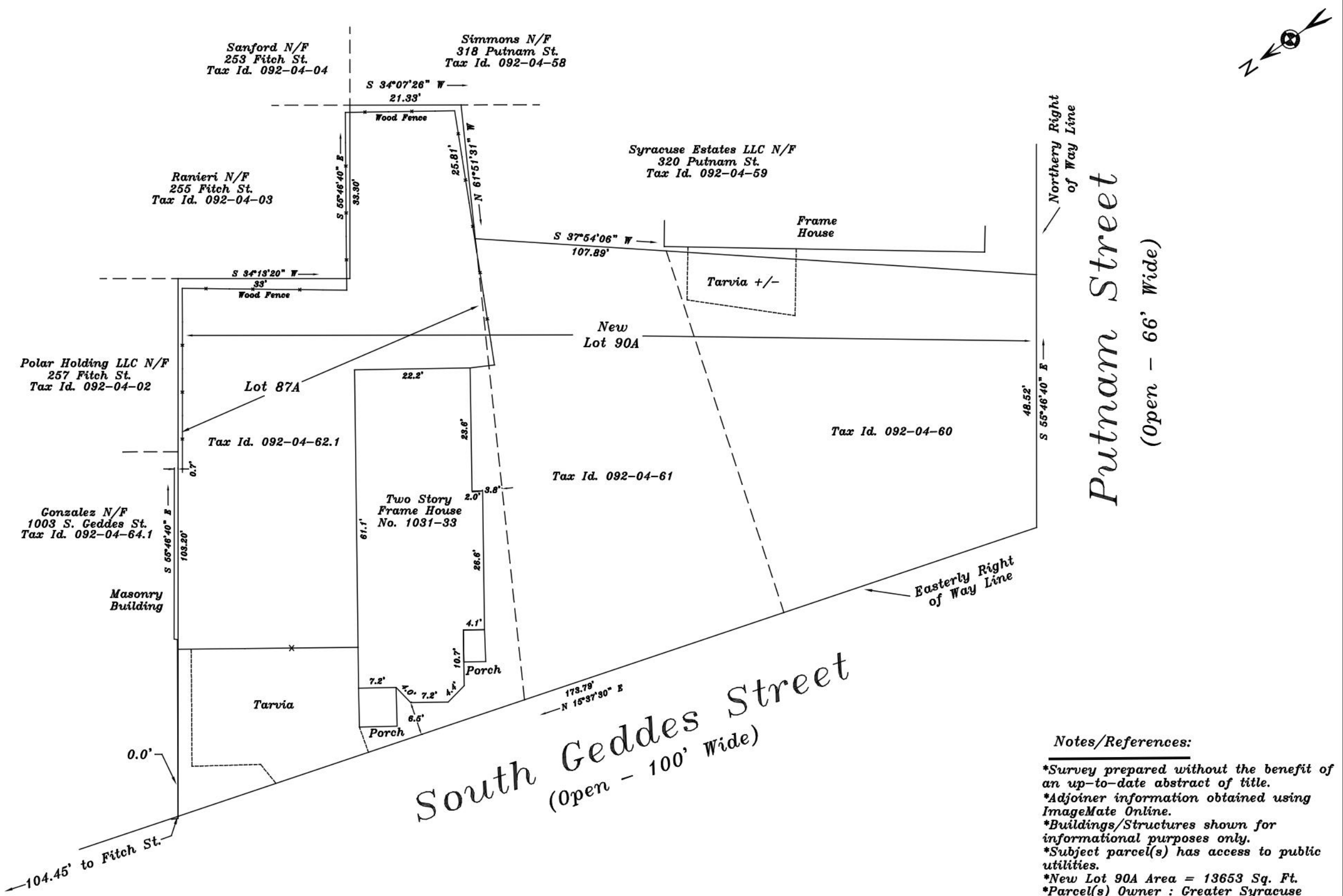
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Katelyn Wright</u> Date: <u>6/11/26</u> Signature: <u></u> Title: <u>Executive Director</u>		



Site Vicinity Locator
(not to scale)

Approvals



Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 90A Area = 13653 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Gomez

Date of Fieldwork: 06-04-2026
Tax Ids: 092-04-62.1 & 61 & 60
Deed: 2024/31317 & 2024/25532
Abstract: Not Provided

Proposed Only

Michael J. McCully Land Surveying PLLC 5876 Fieldstone Drive Casenovia New York 13035 Phone : (315) 816-6034 I hereby certify that this map was made from an actual survey and same is correct. M.J. McCully NYSLLS 050696	STATE OF NEW YORK MICHAEL J. McCULLY 050696 LICENSED LAND SURVEYOR	Proposed Resubdivision Map on Part of Lots 86, 87, 88, & 89, Block 132 of the Fitch & Putnam Tract Amd. To be New Lot 90A Known as No. 1031-33 South Geddes Street, City of Syracuse, County of Onondaga, State of New York Drawn by: MBM Scale: 1"= 20' Date(s): 06-05-2026
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Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Certifications on this boundary survey map signify that the map was prepared with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map. The certifications herein are not transferable. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate. Copyright 2026, Michael J. McCully Land Surveying, PLLC, all rights reserved.

Project: R-2026-59

Date: 8/26/2026

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project: R-2026-59

Date: 8/31/2026

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
City of Syracuse Planning Commission	8/31/2026
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

City of Syracuse

Parcel History

01/01/1900 - 08/26/2026

Tax Map #: 092.-04-63.0

Owners: Kenia Gomez, Zaida Diaz

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1023 Geddes St S	05/21/12	Inspection	Complaint Inspection	Fail	
1023 Geddes St S	05/21/12	Violation	SGOC - Section 14-18 - Early or late set out of trash	Closed	
1023 Geddes St S	05/21/12	Violation	SGOC - Section 14-22 - Excessive trash & debris	Closed	
1023 Geddes St S	05/24/12	Completed Complaint	Illegal Trash Set Out	Completed	2012-11386
1023 Geddes St S	12/21/12	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
1023 Geddes St S	05/08/13	Inspection	Complaint Inspection	Fail	
1023 Geddes St S	05/08/13	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1023 Geddes St S	05/15/13	Inspection	Complaint Re-Inspection	No Progress	
1023 Geddes St S	05/22/13	Inspection	Complaint Re-Inspection	No Progress	
1023 Geddes St S	05/28/13	Completed Complaint	Trash/Debris-Private, Occ	Completed	2013-10171
1023 Geddes St S	05/29/13	Inspection	Complaint Re-Inspection	Pass	
1023 Geddes St S	07/30/13	Inspection	Complaint Inspection	Fail	
1023 Geddes St S	07/30/13	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
1023 Geddes St S	07/30/13	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
1023 Geddes St S	07/30/13	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
1023 Geddes St S	12/21/13	Inspection	Complaint Inspection	Fail	
1023 Geddes St S	03/24/14	Inspection	Complaint Inspection	Fail	
1023 Geddes St S	03/24/14	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Closed	

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Address	Date	Transaction	Transaction Type	Status	Description
1023 Geddes St S	03/18/16	Permit Application	Demolition	Issued	23119 Demolition of a 1 family house
1023 Geddes St S	03/21/16	Inspection	Inspector Notification	In Progress	
1023 Geddes St S	04/18/16	Completed Complaint	Property Maintenance-Ext	Completed	2013-18688
1023 Geddes St S	04/18/16	Completed Complaint	Property Maintenance-Ext	Completed	2012-27918
1023 Geddes St S	04/19/16	Inspection	Final Inspection	Pass	
1023 Geddes St S	04/19/16	Completed Permit	Demolition	Certificate Issued	23119 Demolition of a 1 family house Certificate of Completion #23119
1023 Geddes St S	12/17/24	Project	Lot Alteration	Approved	R-24-73 Applicant is proposing to combine two lots into one for the owners of 1031 S Geddes to expand their parcel for additional yard space and a driveway. Parcels to be combined: 1023 S Geddes St (Tax ID: 092-04-63.0) 1031-33 S Geddes St (Tax ID 092-04-62.0) Total size of newly combined Lot: 8539 SF
1023 Geddes St S	12/17/24	Project	Zone Change	Approved	Z-2879 R-24-73 companion application to permit zone change of 1023 S Geddes from MX-2 to R5

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01/01/1900 - 08/26/2026

Tax Map #: 092.-04-62.0

Owners: Kenia Gomez, Zaida Diaz

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
1031-33 Geddes St S	03/16/12	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	03/16/12	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1031-33 Geddes St S	03/26/12	Completed Complaint	Trash/Debris-Private, Occ	Completed	2012-05553 T&D
1031-33 Geddes St S	03/26/12	Inspection	Complaint Re-Inspection	Pass	
1031-33 Geddes St S	04/24/13	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	04/24/13	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1031-33 Geddes St S	05/01/13	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	05/08/13	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	05/15/13	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	05/22/13	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	05/28/13	Completed Complaint	Property Maintenance- Int	Completed	2013-12059 apt #2, Roach infestation, broken windows, heater vent is loose (son fell through), chipped paint, no hot water
1031-33 Geddes St S	05/28/13	Inspection	Complaint Inspection	Pass	
1031-33 Geddes St S	06/10/13	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	06/10/13	Violation	2010 IMC - Section 107.1.3 - Structure Unfit for Human Occupancy	Closed	
1031-33 Geddes St S	06/10/13	Violation	2010 IMC - Section 304.10 - Stairways, decks, porches and balconies	Closed	
1031-33 Geddes St S	06/10/13	Violation	2010 IMC - Section 304.15 - Doors	Closed	
1031-33 Geddes St S	06/10/13	Violation	2010 IMC - Section 305.1 - General	Closed	
1031-33 Geddes St S	06/10/13	Violation	2010 IMC - Section 304.13.1- Glazing	Closed	

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Address	Date	Transaction	Transaction Type	Status	Description
1031-33 Geddes St S	06/10/13	Violation	2010 IMC - Section 603.1 - Mechanical appliances	Closed	
1031-33 Geddes St S	06/10/13	Violation	2010 IMC - Section 308.1 - Infestation	Closed	
1031-33 Geddes St S	06/10/13	Violation	2010 IMC - Section 503.1 - Privacy	Closed	
1031-33 Geddes St S	06/10/13	Violation	2010 IMC - Section 305.6 - Interior doors	Closed	
1031-33 Geddes St S	06/10/13	Violation	2010 IMC - Section 704.2 - Smoke alarms	Closed	
1031-33 Geddes St S	06/10/13	Violation	2010 IMC - Section 705.1 - General	Closed	
1031-33 Geddes St S	06/10/13	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
1031-33 Geddes St S	06/17/13	Completed Complaint	Trash/Debris-Private, Occ	Completed	2013-08308 There is a large amount of garbage around the property.
1031-33 Geddes St S	06/17/13	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	06/17/13	Inspection	Complaint Re-Inspection	Pass	
1031-33 Geddes St S	07/02/13	Completed Complaint	DeadAnimal in Right ofWay	Completed	2013-16346 dead cat
1031-33 Geddes St S	07/17/13	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	08/22/13	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	09/26/13	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	11/13/13	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	12/19/13	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	06/05/14	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	07/29/14	Completed Complaint	Bulk Household Items	Completed	2014-19371 chair/ extra bags
1031-33 Geddes St S	07/29/14	Completed Complaint	Illegal Trash Set Out	Completed	2014-20292 Large pile of trash has been out on the curb for weeks.
1031-33 Geddes St S	07/30/14	Completed Complaint	Tire Pickup (4/yr)	Completed	2014-19378 4 tires

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Address	Date	Transaction	Transaction Type	Status	Description
1031-33 Geddes St S	10/22/14	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	12/30/14	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	03/23/15	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	05/25/15	Inspection	Complaint Re-Inspection	N/A	
1031-33 Geddes St S	09/30/15	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	11/05/15	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	12/11/15	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	01/15/16	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	01/27/16	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	01/27/16	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
1031-33 Geddes St S	01/27/16	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
1031-33 Geddes St S	01/27/16	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
1031-33 Geddes St S	02/17/16	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	04/13/16	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	06/08/16	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	07/20/16	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	09/22/16	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	11/03/16	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	12/14/16	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	01/03/17	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	02/09/17	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	03/27/17	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	05/15/17	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	06/28/17	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	08/17/17	Completed Complaint	Property Maintenance- Ext	Completed	2013-13674 apt #2 Roaches, hole in floor, no locks on door, etc.

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Address	Date	Transaction	Transaction Type	Status	Description
1031-33 Geddes St S	08/17/17	Inspection	Complaint Re-Inspection	Pass	
1031-33 Geddes St S	04/06/18	Inspection	Complaint Inspection	Vacant & Secured	
1031-33 Geddes St S	07/11/18	Inspection	Complaint Inspection	In Progress	
1031-33 Geddes St S	07/13/18	Inspection	Complaint Re-Inspection	Fail	
1031-33 Geddes St S	07/26/18	Completed Complaint	Property Maintenance-Ext	Admin-Closed	2018-21019 No visible maintenance. Demo candidate?
1031-33 Geddes St S	10/10/18	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	04/06/19	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	06/07/19	Inspection	Complaint Inspection	<None>	
1031-33 Geddes St S	03/19/20	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	03/19/20	Violation	SGOC - Section 27-72 - Trash and debris junk and litter spc	Closed	
1031-33 Geddes St S	03/25/20	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1031-33 Geddes St S	03/25/20	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	04/03/20	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	04/03/20	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	06/09/20	Completed Complaint	Vacant House	Completed	V2020-0036 trash and debris
1031-33 Geddes St S	06/09/20	Completed Complaint	Vacant House	Completed	V2020-0064 Trash and Debris
1031-33 Geddes St S	06/09/20	Completed Complaint	Property Maintenance-Ext	Completed	2016-01685
1031-33 Geddes St S	06/09/20	Inspection	Vacant Property - Routine Inspection	N/A	
1031-33 Geddes St S	06/09/20	Inspection	Vacant Property - Routine Inspection	N/A	
1031-33 Geddes St S	06/09/20	Inspection	Vacant - New Complaint Inspection	Fail	
1031-33 Geddes St S	06/09/20	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1031-33 Geddes St S	06/09/20	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	

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Address	Date	Transaction	Transaction Type	Status	Description
1031-33 Geddes St S	06/09/20	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
1031-33 Geddes St S	06/09/20	Inspection	Vacant - New Complaint Inspection	Fail	
1031-33 Geddes St S	06/09/20	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Closed	
1031-33 Geddes St S	06/09/20	Violation	2020 PMCNYS - Section 304.12 - Handrails and guards	Closed	
1031-33 Geddes St S	06/09/20	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Closed	
1031-33 Geddes St S	06/09/20	Violation	2020 PMCNYS - Section 304.8 - Decorative features	Closed	
1031-33 Geddes St S	06/09/20	Violation	2020 PMCNYS - Section 304.10 Stairways, decks, porches, and balconies	Closed	
1031-33 Geddes St S	06/09/20	Inspection	Vacant Property - Routine Inspection	N/A	
1031-33 Geddes St S	06/17/20	Inspection	Vacant Property - Routine Inspection	In Progress	
1031-33 Geddes St S	06/30/20	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1031-33 Geddes St S	07/28/20	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1031-33 Geddes St S	07/28/20	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1031-33 Geddes St S	08/25/20	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1031-33 Geddes St S	08/25/20	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1031-33 Geddes St S	09/22/20	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

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Address	Date	Transaction	Transaction Type	Status	Description
1031-33 Geddes St S	09/22/20	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1031-33 Geddes St S	09/29/20	Inspection	Vacant Property - Routine Inspection	Fail	
1031-33 Geddes St S	09/29/20	Inspection	Vacant Property - Routine Inspection	Fail	
1031-33 Geddes St S	10/13/20	Inspection	Complaint Inspection	Vacant & Secured	
1031-33 Geddes St S	10/13/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
1031-33 Geddes St S	11/12/20	Violation	SPCC - Section 27-73 (b) - Graffiti	Closed	
1031-33 Geddes St S	11/12/20	Inspection	Vacant Property - Routine Inspection	Vacant; New	
1031-33 Geddes St S	11/16/20	Completed Complaint	Trash/Debris-Private, Occ	Owner Compliance	2020-10820 Trash and debris, overgrowth, graffiti
1031-33 Geddes St S	11/16/20	Inspection	Complaint Inspection	Pass	
1031-33 Geddes St S	11/23/20	Inspection	Complaint Inspection	N/A	
1031-33 Geddes St S	12/10/20	Inspection	Complaint Inspection	Vacant & Secured	
1031-33 Geddes St S	05/05/21	Inspection	Complaint Inspection	No Progress	
1031-33 Geddes St S	05/05/21	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	05/05/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1031-33 Geddes St S	05/05/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1031-33 Geddes St S	05/13/21	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	05/28/21	Inspection	Complaint Re-Inspection	In Progress	
1031-33 Geddes St S	06/07/21	Inspection	Complaint Re-Inspection	In Progress	
1031-33 Geddes St S	06/18/21	Inspection	Complaint Re-Inspection	Pass	
1031-33 Geddes St S	07/08/21	Inspection	Complaint Re-Inspection	In Progress	
1031-33 Geddes St S	08/27/21	Inspection	Complaint Re-Inspection	In Progress	
1031-33 Geddes St S	10/19/21	Inspection	Complaint Re-Inspection	In Progress	
1031-33 Geddes St S	12/08/21	Inspection	Complaint Re-Inspection	In Progress	
1031-33 Geddes St S	01/07/22	Inspection	Complaint Re-Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
1031-33 Geddes St S	02/16/22	Inspection	Complaint Re-Inspection	In Progress	
1031-33 Geddes St S	04/08/22	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	05/12/22	Inspection	Complaint Re-Inspection	In Progress	
1031-33 Geddes St S	06/01/22	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	06/01/22	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1031-33 Geddes St S	06/01/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1031-33 Geddes St S	06/08/22	Inspection	Complaint Re-Inspection	Pass	
1031-33 Geddes St S	06/23/22	Completed Complaint	Vacant House	Completed	V2022-0389 og td
1031-33 Geddes St S	07/08/22	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	08/30/22	Complaint	Demolition	Open	D2022-0012 No Movement - No Rehab
1031-33 Geddes St S	08/30/22	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	09/12/22	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	09/12/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1031-33 Geddes St S	09/12/22	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1031-33 Geddes St S	09/15/22	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	09/19/22	Inspection	Complaint Re-Inspection	In Progress	
1031-33 Geddes St S	09/22/22	Inspection	Complaint Inspection	<None>	
1031-33 Geddes St S	09/26/22	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	10/03/22	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	11/09/22	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	11/17/22	Inspection	Complaint Inspection	No Progress	
1031-33 Geddes St S	12/07/22	Completed Complaint	Vacant House	Completed	V2022-0567 OG/TD
1031-33 Geddes St S	12/07/22	Inspection	Complaint Re-Inspection	Pass	
1031-33 Geddes St S	02/22/23	Completed Complaint	Vacant House	Admin-Closed	V2020-0627 Vacant Exterior Inspection
1031-33 Geddes St S	02/22/23	Inspection	Complaint Inspection	Fail	

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Address	Date	Transaction	Transaction Type	Status	Description
1031-33 Geddes St S	02/22/23	Violation	2020 PMCNYS - Section 304.3 - Premises Identification	Closed	
1031-33 Geddes St S	02/22/23	Violation	2020 PMCNYS - Section 304.5 - Foundation Walls	Closed	
1031-33 Geddes St S	02/22/23	Violation	2020 PMCNYS - Section 304.6 - Exterior Walls	Closed	
1031-33 Geddes St S	02/22/23	Violation	2020 PMCNYS - Section 304.8 - Decorative features	Closed	
1031-33 Geddes St S	02/22/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Closed	
1031-33 Geddes St S	02/22/23	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Closed	
1031-33 Geddes St S	02/22/23	Inspection	Complaint Inspection	Fail	
1031-33 Geddes St S	02/22/23	Violation	2020 PMCNYS - Section 308.1 - Accumulation of rubbish or garbage	Closed	
1031-33 Geddes St S	02/22/23	Inspection	Complaint Inspection	In Progress	
1031-33 Geddes St S	03/15/23	Inspection	Complaint Inspection	In Progress	
1031-33 Geddes St S	03/15/23	Inspection	Complaint Re-Inspection	N/A	
1031-33 Geddes St S	04/05/23	Inspection	Complaint Re-Inspection	Pass	
1031-33 Geddes St S	04/06/23	Completed Complaint	Vacant House	Completed	V2023-0116 TD
1031-33 Geddes St S	05/09/23	Periodic Inspection	Vacant Property Registry	VPR - Due	
1031-33 Geddes St S	05/25/23	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	06/14/23	Inspection	Complaint Re-Inspection	In Progress	
1031-33 Geddes St S	06/14/23	Violation	Section 105.2 Building Permits	Closed	
1031-33 Geddes St S	07/17/23	Inspection	Complaint Re-Inspection	In Progress	
1031-33 Geddes St S	09/12/23	Inspection	Complaint Re-Inspection	In Progress	
1031-33 Geddes St S	10/18/23	Inspection	Complaint Re-Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
1031-33 Geddes St S	12/20/23	Inspection	Complaint Re-Inspection	Fail	
1031-33 Geddes St S	01/12/24	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	01/17/24	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	01/24/24	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	02/27/24	Inspection	Complaint Re-Inspection	No Progress	
1031-33 Geddes St S	03/26/24	Inspection	BAA - 1st Ticket Plea	Ticket Paid	
1031-33 Geddes St S	04/22/24	Periodic Inspection	Rental Registry	RR -	
1031-33 Geddes St S	05/08/24	Inspection	Complaint Re-Inspection	N/A	
1031-33 Geddes St S	06/06/24	Inspection	Complaint Re-Inspection	N/A	
1031-33 Geddes St S	07/09/24	Inspection	Complaint Re-Inspection	N/A	
1031-33 Geddes St S	08/08/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1031-33 Geddes St S	09/19/24	Inspection	Complaint Re-Inspection	Vacant & Secured	
1031-33 Geddes St S	10/25/24	Completed Complaint	Vacant House	Completed	V2023-0115 EXT
1031-33 Geddes St S	10/25/24	Inspection	Vacant Property - Routine Inspection	Pass	
1031-33 Geddes St S	10/25/24	Inspection	Tickle Date (Follow Up)	Fail	
1031-33 Geddes St S	10/25/24	Violation	SPCC-Sec. 27-133 Registration	Closed	
1031-33 Geddes St S	11/15/24	Inspection	Tickle Date (Follow Up)	No Progress	
1031-33 Geddes St S	11/26/24	Periodic Inspection	Rental Registry	RR - Owner	
1031-33 Geddes St S	11/27/24	Completed Complaint	Rental Registry	Completed	2024-08095 Rental Registry
1031-33 Geddes St S	11/27/24	Inspection	Tickle Date (Follow Up)	Pass	
1031-33 Geddes St S	12/17/24	Project	Lot Alteration	Approved	R-24-73B See R-24-73
1031-33 Geddes St S	04/22/25	Completed Complaint	Vacant House	Completed	V2021-0414 T&d & og
1031-33 Geddes St S	05/08/25	Inspection	Tickle Date (Follow Up)	Fail	
1031-33 Geddes St S	05/08/25	Violation	1.5 H. Illegal Nonconformities. (2)	Closed	
1031-33 Geddes St S	05/19/25	Completed Complaint	Property Maintenance- Ext	Completed	2025-03574 illegal Daycare
1031-33 Geddes St S	05/19/25	Inspection	Tickle Date (Follow Up)	Pass	

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Address	Date	Transaction	Transaction Type	Status	Description
1031-33 Geddes St S	07/01/25	Permit Application	Misc.(deck, fence,ramp)	Issued	54199 Driveway
1031-33 Geddes St S	07/17/25	Completed Complaint	Demolition	Admin-Closed	D2018-0050 Start Demo process - Legal
1031-33 Geddes St S	08/28/25	Inspection	Inspector Notification	In Progress	
1031-33 Geddes St S	09/11/25	Inspection	Progress Inspection	In Progress	
1031-33 Geddes St S	09/29/25	Inspection	Progress Inspection	In Progress	
1031-33 Geddes St S	10/24/25	Inspection	Final Inspection	Pass	
1031-33 Geddes St S	10/27/25	Completed Permit	Misc.(deck, fence,ramp)	Certificate Issued	54199 Driveway
					Certificate of Completion #54199

Parcel History

01/01/1900 - 08/26/2026

Tax Map #: 092.-04-61.0

Owners: GSPDC

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
1041 Geddes St S	03/26/13	Inspection	Complaint Inspection	<None>	
1041 Geddes St S	04/05/13	Completed Complaint	Vacant Lot: Trash/Debris	Completed	2013-05689 Excessive trash and debris (i.e. litter).

City of Syracuse
Parcel History
 01/01/1900 - 08/26/2026
 Tax Map #: 092.-04-60.0
 Owners: GSPDC
 Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
1051 Geddes St S & Putnam St	03/26/13	Inspection	Complaint Inspection	<None>	
1051 Geddes St S & Putnam St	04/05/13	Completed Complaint	Vacant Lot: Trash/Debris	Completed	2013-05688 Excessive trash and debris (i.e. litter).
1051 Geddes St S & Putnam St	04/16/14	Completed Complaint	Vacant Lot: Trash/Debris	Completed	2014-08026 Trash all over lot.
1051 Geddes St S & Putnam St	04/16/14	Inspection	Complaint Inspection	<None>	
1051 Geddes St S & Putnam St	04/22/14	Inspection	Complaint Inspection	<None>	
1051 Geddes St S & Putnam St	05/02/14	Completed Complaint	Vacant Lot: Trash/Debris	Completed	2014-08649 Lot still trashed.
1051 Geddes St S & Putnam St	06/08/14	Completed Complaint	Property Maintenance-Ext	Completed	2014-14482 Lot overgrown and illegally parked car on grass.
1051 Geddes St S & Putnam St	06/10/14	Inspection	Complaint Inspection	<None>	
1051 Geddes St S & Putnam St	03/15/16	Completed Complaint	Property Maintenance-Ext	Completed	2016-02615 Piles of trash all over lot.
1051 Geddes St S & Putnam St	06/19/17	Completed Complaint	Property Maintenance-Ext	Completed	2017-14370 Couches and other trash dumped in the lot.
1051 Geddes St S & Putnam St	06/29/17	Completed Complaint	Illegal Trash Set Out	Completed	2017-18557 illegal trash set out
1051 Geddes St S & Putnam St	07/12/17	Completed Complaint	Illegal Trash Set Out	Completed	2017-19299 Large pile of garbage/debris illegally set out on Putnam St.
1051 Geddes St S & Putnam St	01/25/19	Inspection	Complaint Inspection	N/A	
1051 Geddes St S & Putnam St	02/19/19	Inspection	Complaint Re-Inspection	Fail	
1051 Geddes St S & Putnam St	02/19/19	Violation	SGOC - Section 27-72 - Trash and debris junk and litter spc	Closed	
1051 Geddes St S & Putnam St	03/04/19	Inspection	Complaint Re-Inspection	No Progress	
1051 Geddes St S & Putnam St	03/12/19	Completed Complaint	Trash/Debris-Private, Occ	Completed	2019-01499 Acc: email. The people living at 320 Putnum St are using it as a dumping grown. Refrigerators, a car without palates, lots of junk, etc
1051 Geddes St S & Putnam St	03/12/19	Inspection	Complaint Re-Inspection	No Progress	
1051 Geddes St S & Putnam St	01/03/22	Completed Complaint	Property Maintenance-Ext	Completed	2022-00003 t and d
1051 Geddes St S & Putnam St	01/03/22	Inspection	Complaint Inspection	Pass	
1051 Geddes St S & Putnam St	02/14/23	Inspection	Complaint Inspection	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1051 Geddes St S & Putnam St	02/14/23	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1051 Geddes St S & Putnam St	02/21/23	Inspection	Complaint Re-Inspection	No Progress	
1051 Geddes St S & Putnam St	03/03/23	Inspection	Complaint Re-Inspection	No Progress	
1051 Geddes St S & Putnam St	05/23/23	Inspection	Complaint Re-Inspection	No Progress	
1051 Geddes St S & Putnam St	06/30/23	Inspection	Complaint Re-Inspection	No Progress	
1051 Geddes St S & Putnam St	05/29/24	Completed Complaint	Property Maintenance- Ext	Admin-Closed	2023-00996 TD
1051 Geddes St S & Putnam St	05/30/24	Inspection	Complaint Inspection	N/A	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision **R-2026-59**

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	8/31/2026 CPC Meeting		
Eng. Mapping-Zoning	Approved	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 073
Engineering Design and Construction	Conditionally Approved	Nyezee Goe	-No objection to re-subdivision. -Any future construction/development will be subject to the City plan review, approval and permitting process as applicable
Engineering-SWPPP	Conditionally Approved	Nyezee Goe	-Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf for any future project -Future projects shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. -Construction may be subject to Onondaga Countys 1:1 sewer offset to be determined/administered by the City.
Engineering Sewer	Conditionally Approved	Nyezee Goe	-Sewer is available along Geddes is owned and maintained by the County. If a new sewer lateral connection is required along Geddes than the County WEP Department needs to review and approve the proposal as well. -All installation & restoration work to be done to City of Syracuse specifications & details.

Landmark Preservation	N/A		
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