CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202
Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

SP-25-21	***Staff Report –November 2nd , 2026***
Application Type:	Special Use Permit
Project Address:	500 Oakwood Ave. (Tax Map ID: 085.-10-08.0)
Summary of Proposed Action:	The property owner and applicant requesting permission to continue operating a business under the "Neighborhood Market" land use type in the building at 500 Oakwood Ave. The subject property is within the Neighborhood Center (MX-2) Zone District and "Neighborhood Market" is permitted by Special Use Permit. The applicant is required by law to apply for a Special Use Permit for the proposed business in order to continue their business enterprise and to receive their Certificate of Use business license. The applicant has already obtained a Certificate of Use business license. The proposed land use type is operated as a convenience store selling vegetables, fruit, packaged food, general convenience items, deli food, dairy products. **The applicant does not propose selling any tobacco**. The applicant is licensed to and proposes **selling beer, wine products, and cider.** The proposed business is to be called "Smart City Market" and will operate Monday through Sunday from **7:00 AM to 10:00 PM ~~12:00 AM~~** (required by Common Council) There is one primary structure on the property, with 3,788 SF of lot coverage. The commercial tenant space to be occupied by the business makes up 2,351 SF of the existing structure. Following reviews and comments from City Departments, the applicant revised plans to include improvements recommendations from DPW, and SPD. The interior will remain the same with the exception of the removal of most window signage to better align with transparency requirements and CPTED recommendations. Total site area: 0.13 Acres / 5,791 SF
Owner/Applicant	Nahil Zahran (Owner) Abed Zahran (Applicant & Representative)
Existing Zone District:	Neighborhood Center (MX-2) Zone District
Surrounding Zone Districts:	The neighboring properties to the east are Medium Density Residential, R4 Zone District; the neighboring property directly to the west is Neighborhood Center, MX-2 Zone District, and all other properties to the west are Medium Density Residential, R4 Zone District; the neighboring properties to the south are Medium Density Residential, R4 Zone District; the neighboring properties to the north are Medium Density Residential, R4 Zone District.
Companion Application(s)	N/A

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CPTED Compliances:	Applicant agrees with all CPTED recommendations laid out in the Crime Prevention through Environmental Design (CPTED) survey. The applicant has provided a written and photos response to the CPTED, and begun implementing some recommended items. (see detail attached report) Transparency: - The applicant has removed the obstacles/signs coverings from the windows except for neon signs to meet the transparency and provide natural surveillance. The applicant objected to the CPTED idea to add windows along Murtin Luther King East, as they explained there are coolers all down that wall on the inside. Lighting: - The applicant confirmed the existing lighting are well function at the main entrance and illuminate the side between the store and fence. Surveillance Cameras: - The applicant explained they have 16 indoor and outdoor cameras that operate 24/7 and are willing to provide access to the recordings to police if requested. Parking lot identification : The applicant installed a new handicap sign, and signs warning that video surveillance is in use. Loitering concern: The CPTED does not mention loitering concerns.
Scope of Work:	Exterior work: 1. Installing a one-unit bike rack 2. Striping three on-site off-street parking spaces 3. Installing proposed bollards within front setbacks 4. Removing existing asphalt to replace it with a concrete sidewalk to match the adjacent walk Interior work: 1. Continuing the use of the existing floor plan which includes a retail area, cashier space, office, bathroom, and storage. 2. Existing floor plan includes: The main retail floor with 8 shelving units in the center along with shelving on the well. Coolers are installed along the parameter in the rear and side. The cashier counter has a deli cooler with basic food prep counters behind. In the rear of the building is a walk-in cooler, and dry storage. Branching from the dry-storage area is a bathroom, and small office space.

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Facts on Project:

Existing Conditions

- The site currently features a 1-story existing building, an existing paved driveway, an existing concrete walk, an existing green area, and an existing wooden fence with a chain link gate.
- The most recent Certificate of Use (C of U), issued in 2024 lists the convenience store's hours as 8:00am to 12:00am, 7 days a week. At the time Smart City Market was licensed for tobacco, food products, EBT (SNAP), NYS Lottery, and Alcoholic Beverages for off-site consumption (license #2221183). New hour will follow the proposed Special Use Permit.
- The current Certificate of Use for the property from 2024 expires August, 2026.

Proposed Commercial Use Operation

- The subject property is prohibited from selling Tobacco products due to proximity to the adjacent Dr. King Elementary School. The sale of tobacco is prohibited at 500 Oakwood Ave. due to the property falling within seven hundred fifty (750) feet of a School and Public Park as measured by a straight line from the nearest point of the property line of the parcel on which the School or Public Park is located.(See code enforcement history section)

Nonconformities

- The existing building is legal-nonconforming regarding the number of stories; it is a 1-story building, whereas the minimum requirement is 2 stories (with a 50% minimum).
- Pursuant to SZO, Art.7, Sec.7.3A(5c), the building does not meet the transparency requirements on the side facing Oakwood Ave. with the current signage in the window. The applicant's response to CPTED comments indicates their intention to remove all but current two (2) neon signs from the windows. This reduction in signage should allow the property to meet the transparency requirements.

- The wall facing Martin Luther King East does not have any windows and does not meet the minimum transparency requirement for a wall of a commercial building facing a street. However, existing beverages coolers are located directly behind the façade, making it infeasible to restore windows openings on the same framing, which was noted by the applicant in response to CPTED recommendations. The cooler placement and transparency nonconformities appear to predate the current zoning standards. In 2003, variance application V-03-18 noted that the property was zoned as residential AA and was a "grandfathered" legal-nonconforming convenience store.

Dimensional Standards

- The existing lot has an area of 5,791 SF and a width of 80.78', which are both conforming.
- The existing setbacks conform to the 0' minimums, measuring 5.5' at the front, 3.6' on the south side, 5.9' on the north corner side, and 3.7' at the rear.
- The total lot coverage (building, parking, and concrete) is 3,788 SF, which is 65% of the total lot and conforms to the 90% maximum allowance.

-

Use Specific Standards

- The proposed project is classified as a Retail Sales category (specifically a Neighborhood Market). Pursuant to Section 3.3C(9) of the Syracuse Zoning Ordinance, this use type requires a Certificate of Use Business License from the City of Syracuse; which the business has (CU-2024-0209) and it will expire on 9/03/26.
- No beer and/or wine sales are permitted for consumption on the premises, though beer and/or wine sales only for consumption off the premises are allowed.
- Additionally, no drive-through or drop-off windows are permitted for this use.

Local Land Use and Residential Compatibility

- The continuation of the market and deli supports the intent of the zone district by fostering small-scale commercial use, integrating compatible nonresidential uses within surrounding residential neighborhoods. The proposed land use is would not significantly increase traffic beyond the intended use of the zone district.

Off-Street Parking and Loading

- The building is 2,351 SF. At a baseline rate of 1 space per 300 SF, 7 spaces are required. With a 30% reduction for proximity to transit (reducing the need to 5 spaces), the designated 3 off-street parking spaces and 2 on-street parking spaces next to the subject property will provide sufficient parking spaces.

Landscaping, Buffering, and Screening

- The site contains an existing wooden fence with a chain link gate and an existing green area.

Site, Building Design, and Exterior Lighting

- Site design improvements include the removal of existing asphalt to be replaced with a concrete sidewalk to match the adjacent walk, and the installation of proposed bollards.
- Exterior lighting is installed around the building.

Signage

- The property features two existing 2x6 wall signs located on the front right and side right of the building.
- Any additional proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.

Historic Preservation

- This property is not on the City's Historic Properties list and does not require by the Landmark Preservation Board.

Additional Standards, Building Placement, and Transparency

- The existing building placement is already established; however, the structure

	does not meet current transparency requirements on the Oakwood Avenue-facing facade. As noted in the project's nonconformities, the existing signage and window displays obstruct clear views into the retail space, which conflicts with the transparency standards of the Syracuse Zoning Ordinance.
Staff Analysis:	**Special Use Permit Approval Criteria** **Consistency with the Intent of the Zoning Ordinance & Comprehensive Plan and Other City Policies** The proposed use is permitted by Special Use Permit in the zone district and will help to continue serving the neighborhood with a market and deli. Department of Public works reviewer, Neil MilcarekBurke responded to the revised plans with no additional comments and accepted the plans as provided. **Compatibility with the Surrounding Area** The proposed "land use" been occupying the commercial building that has housed various similar businesses of convenience store which have been serving the surrounding neighborhood since at least 2003. **Compatible with the development of the general neighborhood and existing land uses** The proposed use does not include selling products of Tabacco, which will preserve the surrounding neighborhood, especially the elementary school and church across street from adverse impacts to the students and congregation members. **Impacts on pedestrian and vehicular traffic** The proposed 3 off-street parking spaces will be open to customers with vehicle, and most visits are expected to occur via the existing pedestrian network. Therefore, no major public traffic flow is expected to be generated. **Minimization of Adverse Impact on Health, Safety, and Welfare** With no change to the building footprint and adherence to building and zoning codes, the proposal minimizes any adverse impacts on public health, safety, or welfare. Applicant's willingness to comply with CPTED & DPW recommendations, especially to install extra bollards will prevent potential illegal front yard parking. **Impacts on development of the subject property and the use of adjacent land and buildings** The project proposes minor exterior alterations, such as parking stripes and bollards, as there will be no adverse physical impact to the nearby properties. **Adequate Supporting Service** There are multiple bus stops adjacent to the property, providing sufficient public transportation options. In addition, Syracuse Fire Station No. 1 on S State St. is located

	approximately a three-minute drive from the property.
Staff Recommendation:	**Staff recommend approving this project.**
Recommend conditions if approved:	1. The applicant shall comply with the general conditions for approval on the Special Use Permit. 2. The applicant shall always possess a valid Certificate of Use issued by the City of Syracuse. 3. The business owner shall abide by the hours of operation from 7 AM to 10 PM 4. No neon signage and decorative lighting shall be permitted on the windows or building façade. 5. The applicant shall comply with the comments and requests of the Onondaga County Planning Board. 6. The subject property is prohibited from selling Tobacco products due to its proximity to the adjacent Dr. King Elementary School. 7. The business will not apply for a tobacco license 8. The applicant shall commit to upgrading the site through any necessary permits based on the revised site plan and the approval conditions imposed by Department of Public Works. 9. The applicant shall commit to maintaining the compliance of the CPTED recommendations during the proposed business operation. 10. No illegal drugs will be sold on the premises; 11. No stolen goods will be sold on the premises 12. Sufficient security and lighting will be provided and only premises signage will be allow. 13. There will be a zero-tolerance policy, and the Common Council will revoke if conditions are violated.
Zoning Procedural History:	- V-03-18 | Denied | Takeout food prep in non-conforming convenience store.
Summary of Zoning History:	- Prior to Rezone in 2023, the property was under Residential AA Zone District, and the existing use is consistent as convenience store since 2003.
Code Enforcement History:	**Compliance with applicable Standards of the Zoning Ordinance and other municipal departments' standards** • While the applicant holds a valid New York State Tobacco License, the business does not comply with other municipal department standards, specifically the City's Local Tobacco Law. The establishment violates Section 16-4(b)(6) of the Local Tobacco Law because it is located within 750 feet of a school and a public park. • A business at the address previously violated Section 16-6(a)(10) of the Local Tobacco Law due to findings of unlicensed cannabis sales; violating both New York State Cannabis Law and City Local Laws and selling secondhand

	and stolen property without the required municipal secondhand dealer license. Consequently, the establishment is ineligible to receive a local tobacco license. • On 1/31/2025 the applicant applied to renew their city tobacco license that was due to expire on 4/17/2025. On 4/8/2025 the application was denied due to the existing violations and proximity to Dr. King Elementary school. On 6/5/2025, the applicant filed a petition in the State of New York Supreme Court of Onondaga County seeking a 'stay' and vacatur of the denial of their Local Tobacco License. Hon. Joseph E. Lamendola, JSC adjudged that the petition was Dismissed in its entirety.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	**Existing property characteristics** The subject property at 500 Oakwood Ave. is a 5,792 SF (0.13 acres) lot located at the intersection of Oakwood Avenue and Martin Luther King E (formerly known as E Castle St.). The property has frontages along Oakwood Avenue and Martin Luther King E. The parcel is currently occupied by an existing building used as a market and deli, along with an existing paved drive, asphalt walk, green area, and a wooden fence with a chain link gate. Opposite the subject property in the Northern- east corner of the Oakwood and Martin Luther King E intersection is Dr. King Elementary School located at 416 E Raynor Ave. Across Oakwood Ave. is Tucker Missionary Baptist Church located at 515 Oakwood Ave.
SEQR Determination:	Pursuant to the 6 NYCRR §617.5c) (18) and the SEAF dated 4/15/2025 FOR TYPE II ACTION
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board on 11/25/2025 with modification comments. (See OCPB resolution). The revised plan addresses the comments per City's DPW's approval.

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

- Special Use Permit Application, S-25-21
- Short Environmental Assessment Form Part 1, Smart City Market, 500 Oakwood Ave. Syracuse, NY
- Property Survey, Part of Block No. 1014 City of Syracuse Onondaga County, New York (Ianuzi & Romans Land Surveying, P.C., Dated 1/16/2013)
- Floor Plans (S101): As Built Drawings: Smart City Market 500 Oakwood Ave, Syracuse, NY. Checked by: MQL, MT Studio. Dated 11/4/2025, Revised 10/26/2025; Scale: as noted
- Business Certificate of Use, License # CU2024-0209, Smart City Market, Inc. 500 Oakwood Ave Syracuse, NY 13205. Issued: 09/03/2024, Expiration: 9/03/2026
- Color Photographs of the Project Site

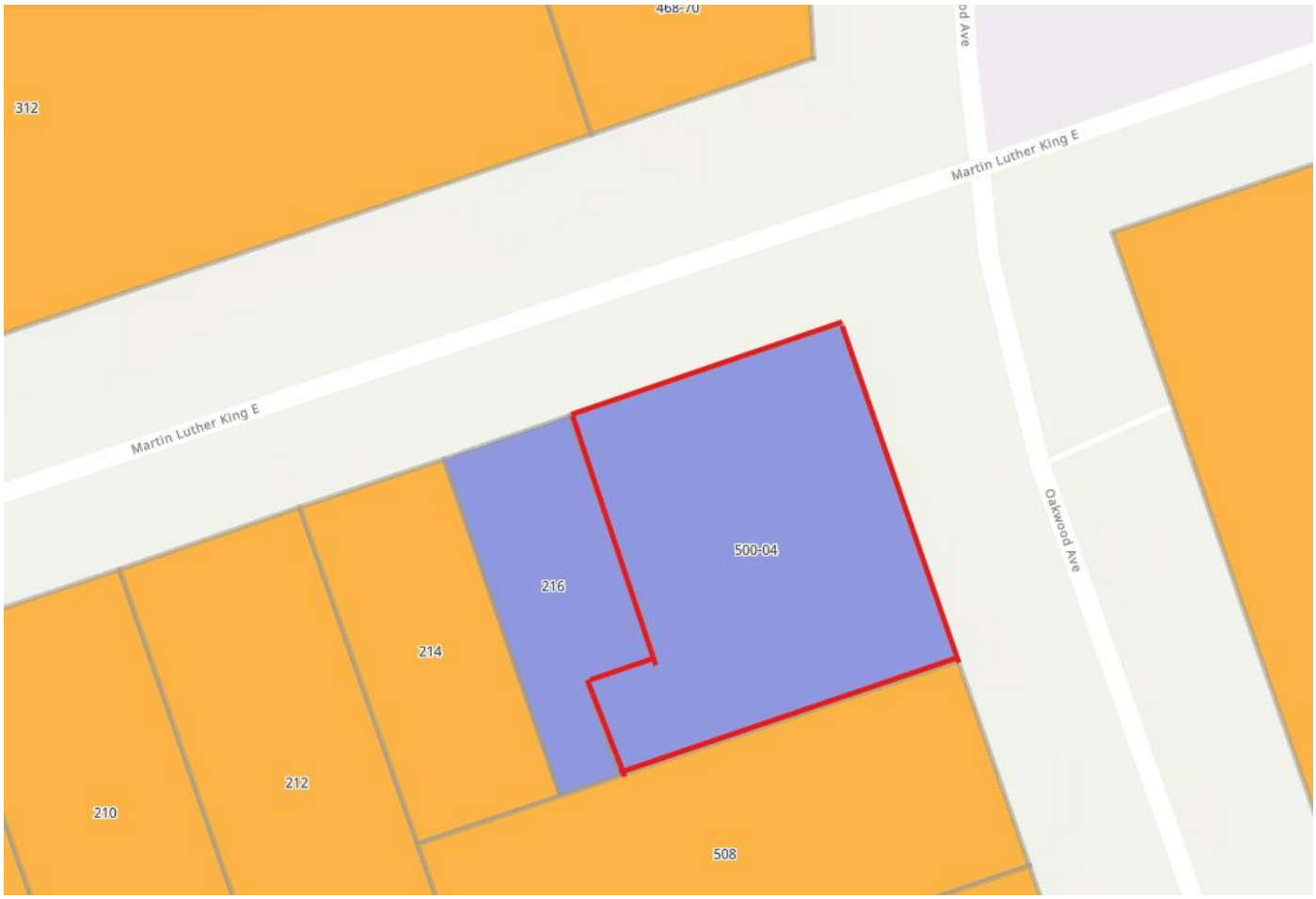
CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202
Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

Attachments:

Special Use Application
CPC Completeness Letter
Posted Notice
Application
Owner/Agent Certification
Property Survey & Site Plan
Site Photos
Short Environmental Assessment Form
CPTED
Code Enforcement History
IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



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

Zone District: MX-2 – Neighborhood Center

SP-25-21

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.
Image Source: Onondaga County GIS on the Web, https://spatial.vhb.com/onondaga/

Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

Jacob R. Dishaw
Zoning Administrator

Zhitong Wu
Director of Zoning

Meira Hertzberg
Land Use & Zoning Attorney

Haohui Pan
Zoning Planner II

Amber Dillon
Zoning Planner II

Noah Garcia
Zoning Planner II

Eric Auwaerter
Zoning Administration Specialist

To: Nahil Zahran
104 Lorian Dr.
North Syracuse, NY, 13212

12/2/2025

Re: Application Completeness for City Planning Commission

Dear Nahil and Abed,

On 12/1/2025, Amber Dillon determined the proposed project SP-25-21 to be complete for the Special Use Permit of 500 Oakwood Avenue.

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

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

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to the 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.

SMART CITY MA

MARTIN LUTHER KING E.
OAKWOOD Ave.

LOTTERY • COLD BEER •

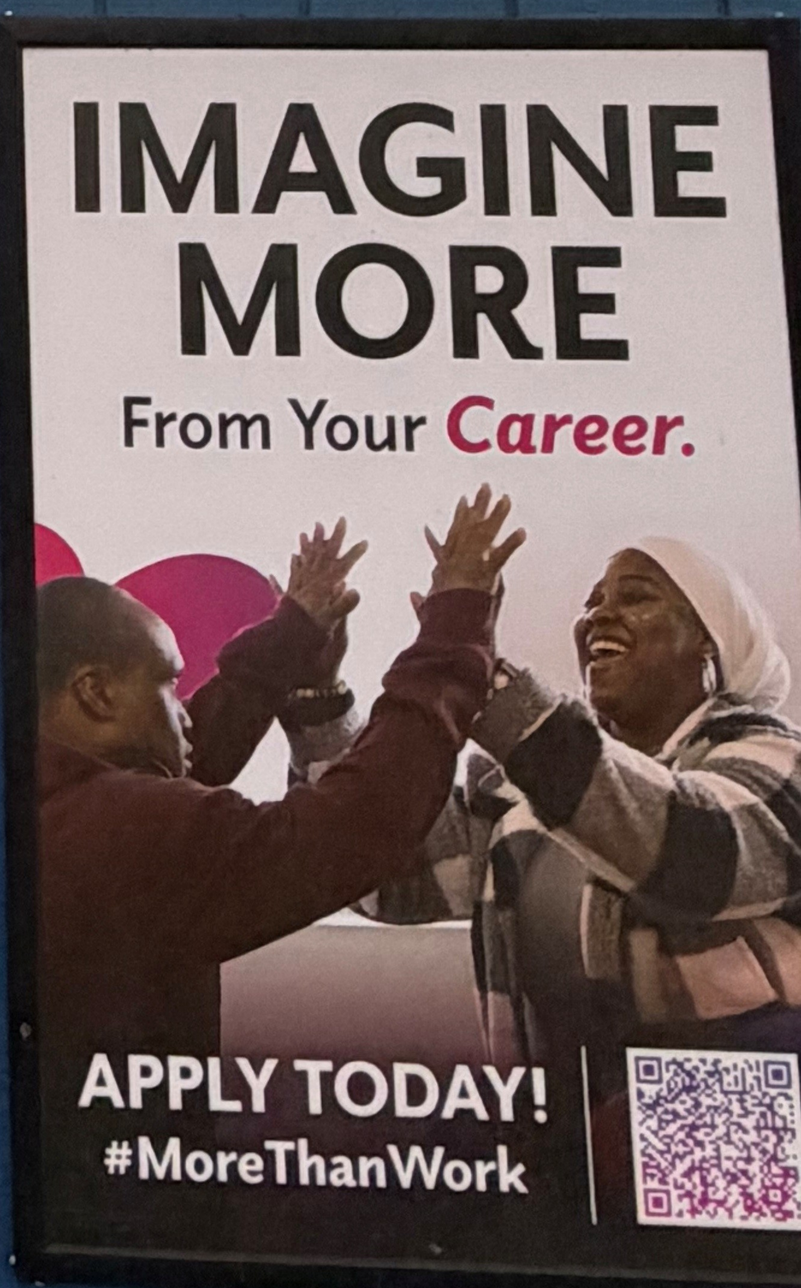
EBT ACCEPTE

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NOTICE
THIS AREA IS UNDER
24 HOUR
VIDEO
SURVEILLANCE

On This site SP- 25-21
is special use permit Aplication To
Establish A" Neighborhood Market Land use
Type At 500 Oak at 500 Oakwood ave
The property owned by Nahil Zahran
and is in the Neighborhood center (MX-2)
Zone District This Matter will Be Discusssed
at A planning commission Meeting on Monday
Nov 2 2026 at 6 PM in the common
Council champers. City Hall Syracuse
New York
For information Visit
SYR. GOV/PC



For Office Use Only
Zoning District: _____
Application Number: SP-_____-_____
Date: _____

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

Special Use Permit Application

This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. ***Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method****. If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

Business/project name: Smart city Market

Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 500 Oakwood ave Syracuse NY 13205

Lot numbers: Block number: 1014 Lot size (sq. ft.) 82 X 66 5,792SF

Current use of property: market with Deli Proposed: Market w Deli

Current number of dwelling units (if applicable): 1 Proposed: 1

Current hours of operation (if applicable): 7AM 12 PM Proposed: Same

Current onsite parking (if applicable): ~~3~~ Proposed: ~~3~~

Zoning (base and any overlay) of property: commercial store - Market

Companion zoning applications (if applicable, list any related zoning applications):

Has the owner obtained a certificate of use:
☑ Yes ☐ No

All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):

Size: 2 X 6 Type: Neon Location: Front Left

Size: 2 X 6 Type: neon Location: side Right

Nature and extent of Special Use requested (attach additional pages if necessary):

Special Use Permit Application

Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syrgov.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: Nahil Zahran
Signature: Nahil Zahran — Date: 4-11-2025
Mailing address: 104 Lorian Dr N. Syr NY 13212
Print authorized agent's name: Abed Zahran — Date: 4-11-2025
Signature:
Mailing address: 104 Lorian Dr N. Syr NY 13212
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.

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

☑ **APPLICATION** – filled out completely, dated, and signed by property owner as instructed

☐ **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed

☐ **PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan

☐ **PHOTOGRAPHS (COLOR) of the STREETSCAPE** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan

☐ **APPLICATION FEE** – $0

Please submit three full sized and one no larger than 11x17" of all of the plans listed below (all plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation.

☑ **AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)

☐ **SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

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

- Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
- Demolitions and post demolition conditions
- Structures
- Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
- Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning

☐ **FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses

☐ **EXTERIOR BUILDING ELEVATIONS AND SPECIFICATIONS** with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available)

☐ **EXTERIOR SIGNAGE DRAWINGS** showing all of the following:

- Size
- Type
- Location (photos may be used to show location. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line (not sidewalk). For wall signs, the distance from the top of the sign to roofline, from ground to bottom of the sign, and measurement from the side of the building to the side of the sign must be shown)

☐ **JUSTIFICATION FOR WAIVERS** in a short summary, note why waivers are requested in this special use application. For example: Additional signage (more than allowed), parking requirements (less than needed) etc.

DURABLE POWER OF ATTORNEY

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself.

This power of attorney does not authorize the agent to make medical and health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for the designation of one agent.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, NA hilZahirah of 104 Lorraine Drive Northshores [Address], authorize ABed Zahra of 104 Lorraine Drive Northshores [Address], as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit.

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects:

✓ (A) Real property : Zoning Approvals for_____

at Address: 500 Oakwood Ave
Syracuse NY 13205

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant may **not** use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

TERMINATION

Until Zoning Approval for the above-referenced address/project is final.

RELIANCE ON THIS POWER OF ATTORNEY

SIGNATURE AND ACKNOWLEDGMENT

Nahil Zahran 7/18/25
Signature of Principal Date

Nahil Zahran
Name Printed

104 Lora Dr, Northside 13212
Address

[redacted]
Telephone Number

State/Commonwealth of New York
County of Onondaga

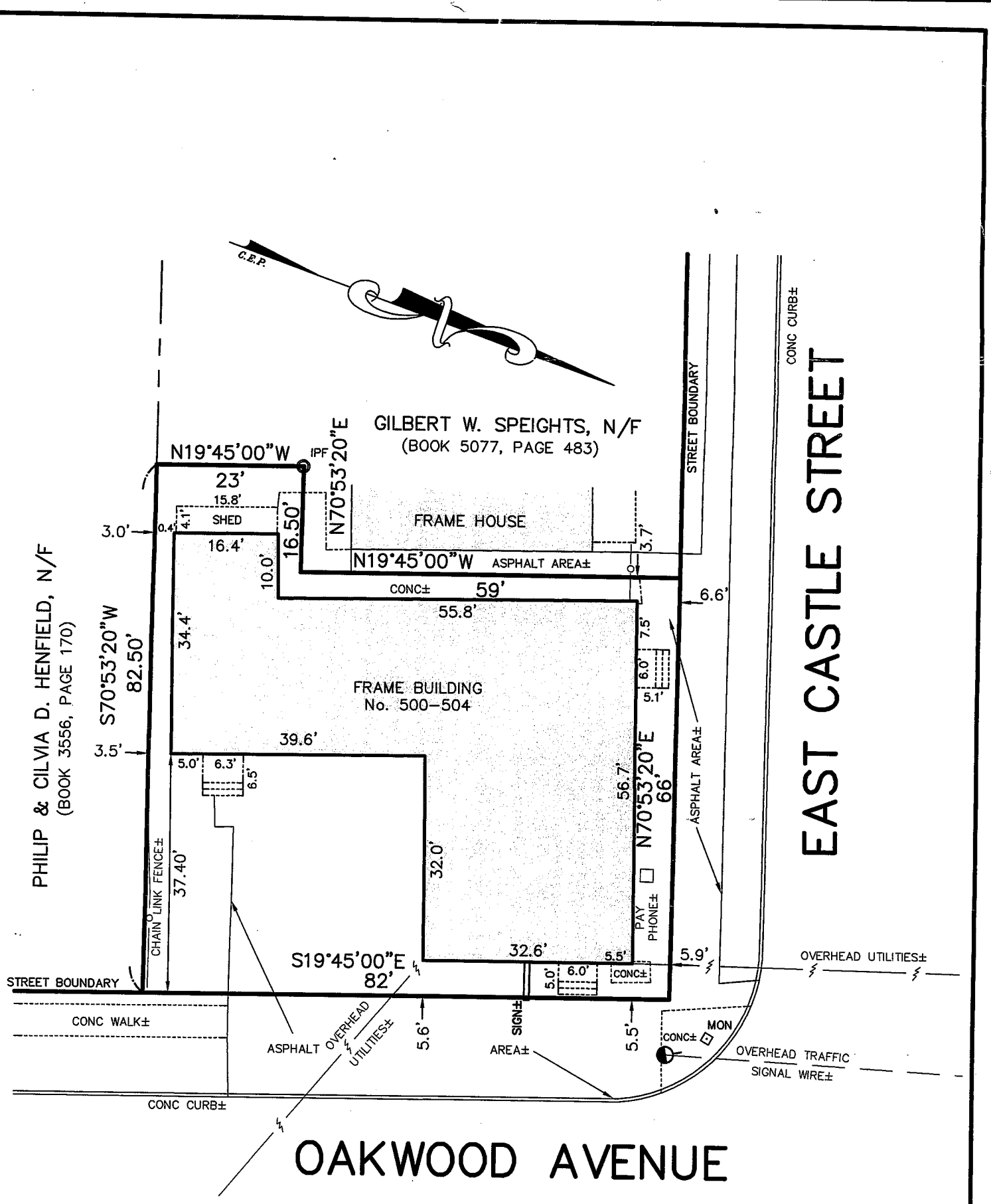
On this 18th day of July, 2025, before me, Margaret Kunzmann personally appeared Nahil Zahran, personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

NOTARY

Margaret L Kunzmann (Seal, if any)
Signature of Notary

My commission expires: 2/20/26

MARGARET L KUNZMANN
Notary Public - State of New York
NO. 01KU5055974
Qualified in Onondaga County
My Commission Expires Feb 20, 2026



C.E.P. 205

⊡ MON indicates monument found 1/2013

○ IPF indicates iron pipe found 1/2013

Subject to any statement of facts an accurate and up to date abstract of title will show.

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.

\\Server\Land Projects\UPDATES 2012\dwg\11902001.dwg

TRACT MAP

BY:

DATE FILED:

MAP NO.

PROPERTY CORNERS NOT SET THIS SURVEY, UNLESS SHOWN. OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS, UNLESS OTHERWISE INDICATED.

TO:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY.

STATE OF NEW YORK · DANIEL R. ROMANS · LICENSED LAND SURVEYOR · EXCELSIOR

N.Y.S. LICENSED LAND SURVEYOR

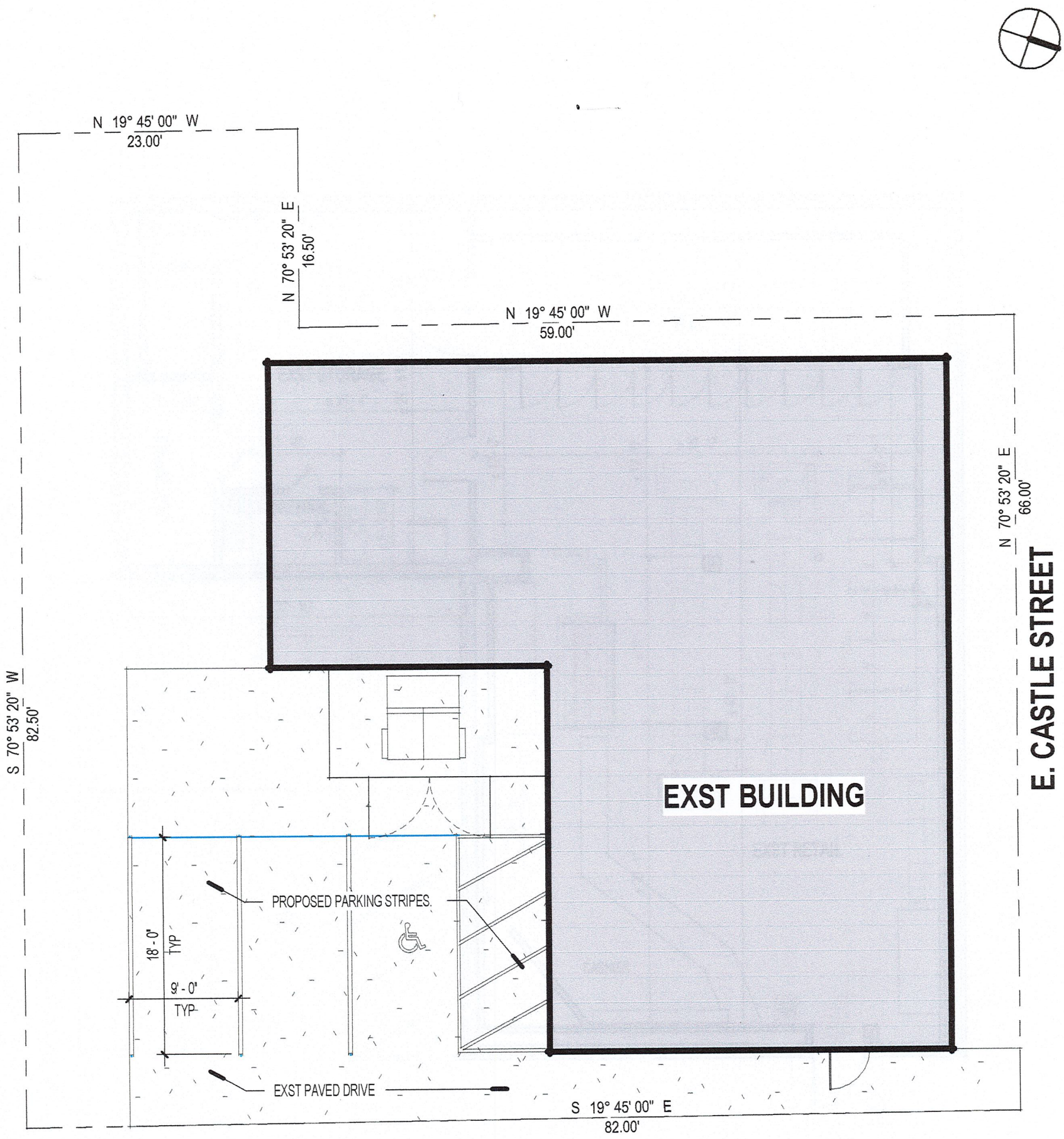
PART OF BLOCK No. 1014
CITY OF SYRACUSE
ONONDAGA COUNTY , NEW YORK

IANUZI & ROMANS
LAND SURVEYING, P.C.
5251 WITZ DRIVE, NORTH SYRACUSE, NY. 13212
PHONE: (315) 457-7200 FAX: (315) 457-9251

DATE: JANUARY 16, 2013

SCALE: 1" = 20'

FILE: 11902.001 | FB: 1514



1 EXST SITE PLAN
1" = 10'-0"

0 6" 1' 2'
0 2"

MT+STUDIO
7509 MOCCASIN PATH, LIVERPOOL, NY 13090
p: 315.391.1052 | w: mtplusstudio.com

AS BUILT DRAWINGS

SMART CITY MARKET

500 OAKWOOD AVE
SYRACUSE, NY 13205

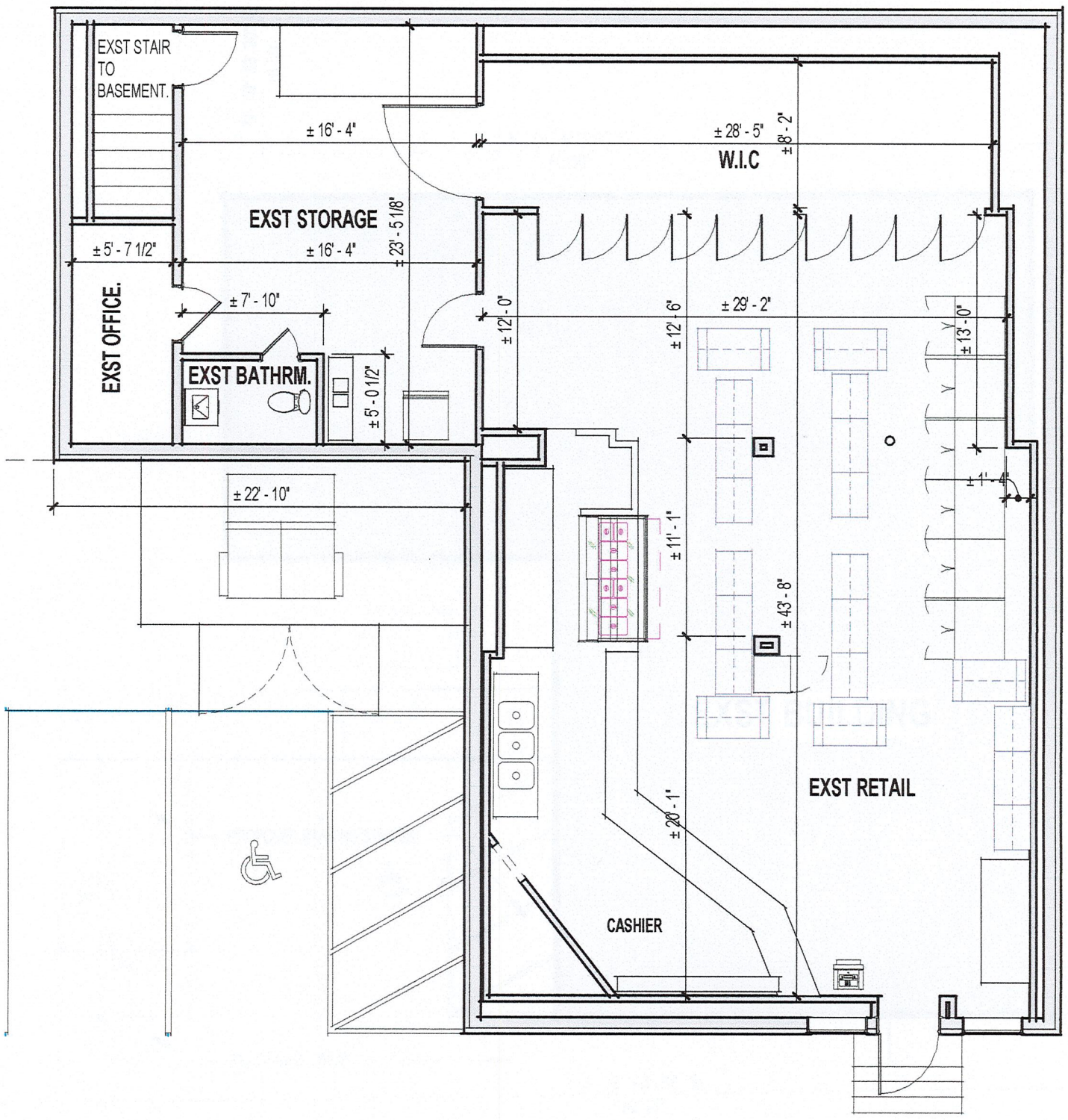
CHECKED BY: MQL

REV	DATE	DESCRIPTION

It is a violation of New York Education Law Article 145 Sec.7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alterat

PROJECT NUBMER: 25019
DRAWN BY: MQL
DATE: 06/09/2025
ISSUED FOR: AS BUILT
SHEET NUMBER:
S101

6/9/2025 10:03:56 AM



1 EXST FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'
0 2"

MT+STUDIO
7509 MOCCASIN PATH, LIVERPOOL, NY 13090
p: 315.391.1052 | w: mtplusstudio.com

AS BUILT DRAWINGS

SMART CITY MARKET

500 OAKWOOD AVE
SYRACUSE, NY 13205

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PROJECT NUBMER: 25019
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ISSUED FOR: AS BUILT
SHEET NUMBER:
A101

6/9/2025 10:03:57 AM

N 19° 45' 00" W
23.00'

N 70° 53' 20" E
16.50'

N 19° 45' 00" W
59.00'

E. CASTLE STREET

N 70° 53' 20" E
66.00'

S 70° 53' 20" W
82.50'

EXST WOODEN FENCE WITH
CHAIN LINK GATE

EXST BUILDING

EXST GREEN AREA

±5' - 0"

PROPOSED PARKING STRIPES.

18' - 0" TYP

9' - 0" TYP

EXST ASPHALT

EXST PAVED DRIVE

±3' - 0"

1

PROPOSED (1) UNIT BIKE RACK

S 19° 45' 00" E
82.00'

±5' - 0"

PROPOSED BOLLARDS

EXST CONC. WALK

REMOVE EXST ASPHALT AND REPLACE W/ CONCRETE
SIDE WALK TO MATCH ADJACENT. VIF

EXST ASPHALT

2

OAKWOOD AVE

1 EXST SITE PLAN
1" = 10'-0"

0 6" 1' 2'
0 2"

11-5-25

MT+STUDIO
7509 MOCCASIN PATH, LIVERPOOL, NY 13090
p: 315.391.1052 | w: mtplusstudio.com

AS BUILT DRAWINGS

SMART CITY MARKET

500 OAKWOOD AVE
SYRACUSE, NY 13205

CHECKED BY: MQL

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REV	DATE	DESCRIPTION
1	2025-07-10	REVISED SITE PLAN
1	2025-10-26	REVISED SITE PLAN

PROJECT NUBMER: 25019
DRAWN BY: MQL
DATE: 06/09/2025
ISSUED FOR: AS BUILT
SHEET NUMBER: S101

11/4/2025 2:51:20 PM


SUPREMO ITALIANO
PEPPER RINGS
SAN-DEL
Kosher Dill Pickles
SAN-DEL
Hot Cherry Pepper Slices
SAN-DEL
Kosher Dill Pickle Chips
STANDARD
Foil
AMERICAN
Cheese
OJEDA


WELCOME TO SMA T CIT MAI
ORIGINAL
SLIM JIM
ORIGINAL
MONSTER
SLIM JIM
TABASCO
SLIM JIM
JACKLINKS
Red Bull
Pocky
Kellogg's
Complete
Bran
Little
Bites


WELCOME TO
Slim Jim
Pocky
Red Bull
Complete Bran


Doritos
Flamin' Hot
NACHO
Lay's
Classic
Takis
TERRELL'S


MART CITY MARKET
LOTTERY • COLD BEER • CIGARETTES
EBT ACCEPTED
Thank you for your business, please come back soon!
SMART CITY MARKET
LOTTERY
COLD BEER
CIGARETTES
EBT ACCEPTED
PLAY HERE


Smart City Market
• Lotto
Cigarettes •
• Cold Beer
EBT Accepted


SMART CITY MARKET
MARTIN LUTHER KING
OAKWOOD AVE.
LOTTERY • COLD BEER • CIGARETTES
EBT ACCEPTED


SAVOR THE FLAVOR
Cheerios
Takis
Sweet Tarts
Ropes
99¢


Advil
Pepto Bismol
Pepcid
TYLENOL
EXCEDRIN
DayQuil
NyQuil
Advil PM
ANABIL
ALEVE
VapoRub
NOTICE OF INSPECTION

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:
Smart City Market

Project Location (describe, and attach a location map):
500 Oakwood ave Syracuse NY 13205

Brief Description of Proposed Action:
Continue as market serving the neighborhood and the traffic wit General merchandize of fruit and vegetable and Deli with sandwiches and cold subs and cans good with Dairy Products

Name of Applicant or Sponsor:	Telephone: [redacted]
Abed Zahran	E-Mail:

Address:
104 Lorian Dr N. Syr NY 13212

City/PO:	State:	Zip Code:
N. Syracuse	NY	13212

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 0.13 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.13 acres

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

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

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

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

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: N/A	☒	☐

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

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

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☒	☒
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☒

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

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

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☒ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe: _____		

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

Applicant/sponsor/name: Abed Zahran Date: 4-15-2025

Signature: _____ Title: Land Lord

PRINT FORM

GROCERY BEER, WINE PROD LICENSE
SERIAL #: 2221183
COUNTY: ONONDAGA

EFFECTIVE DATE: 07/12/2023
EXPIRATION DATE: 8/31/2026
CERTIFICATE #: 808943

NEW YORK STATE LIQUOR AUTHORITY

THE LICENSEE DESIGNATED BELOW IS HEREBY GRANTED PERMISSION, UNDER THE ALCOHOLIC BEVERAGE CONTROL LAW TO TRAFFIC IN ALCOHOLIC BEVERAGE PURSUANT TO THE TYPE OF LICENSE INDICATED IN THE UPPER LEFT HAND CORNER OF THIS CERTIFICATE AND ACCORDING TO THE STATUTES AND REGULATIONS PERTAINING THERETO.

THIS LICENSE SHALL NOT BE TRANSFERABLE TO ANY OTHER PERSON OR TO ANY OTHER PREMISES OR TO ANY OTHER PART OF THE BUILDING CONTAINING SUCH LICENSED PREMISES: IT SHALL NOT BE DEEMED A PROPERTY OR VESTED RIGHT AND MAY BE REVOKED AT ANY TIME PURSUANT TO LAW

METHOD OF OPERATION
GROCERY STORE SELLING BEER, WINE PRODUCTS AND CIDER

FILING FEE $30.00
LICENSE FEE $594.00

SMART CITY MARKET INC

500 OAKWOOD AVE
SYRACUSE NY 13205

Lily M. Fan
Chair

BEFORE COMMENCING OR DOING ANY BUSINESS FOR THE TIME FOR WHICH THIS LICENSE HAS BEEN ISSUED, THE SAID LICENSE SHALL BE ENCLOSED IN A SUITABLE WOOD OR METAL FRAME, HAVING A CLEAR GLASS SPACE AND A SUBSTANTIAL WOOD OR METAL BACK SO THAT THE WHOLE OF SAID LICENSE MAY BE SEEN THEREIN, AND SHALL BE POSTED UP AND AT ALL TIMES DISPLAYED IN A CONSPICUOUS PLACE IN THE ROOM WHERE SUCH BUSINESS IS CARRIED ON, SO THAT ALL PERSONS VISITING SUCH PLACE MAY READILY SEE THE SAME.

SLA FORM 180-033 (10/09)

Certificate No. 00808943

Business Certificate of Use

License # CU2024-0209

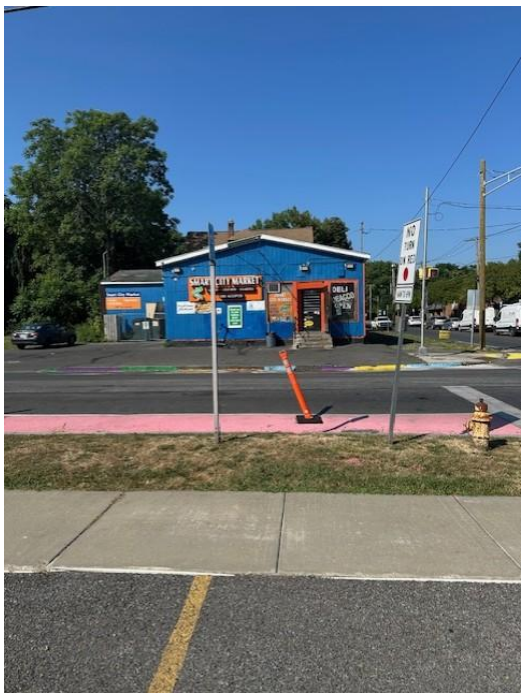
Issued: 09/03/2024
Expiration Date: 9/03/2026

This Certificate of Use is granted to: **Smart City Market, Inc.**
500 Oakwood Ave
Syracuse, NY 13205

as described in Chapter 27 of the Revised General Ordinances of the City of Syracuse Article 12, the Property Conservation Code of the City of Syracuse. This Certificate of Use is not intended to grant any property right in the City right-of-way.
This Certificate of Use must be renewed *no later* than sixty (60) days prior to its expiration.

Non-transferable **Display where visible to public**

500 Oakwood CPTED









Recommendations:

- Remove signage from windows to create sightlines into and out of the establishment. There are currently no windows on the sides of the building.

Applicant response: -remove all window sign except the neon sign on both sides

- Applicant shall apply for sign permit for the neon sign.



- Ensure the building is well lit in the front and on sides. 4000 kelvin lighting is recommended. In the rear, consider solar ground lighting to illuminate the area between the store and fence. This will offer visibility but will not affect neighbors.

Applicant response: 2-I got bright light for outside

- Ensure camera system is high quality, working properly and is accessible by employees.

- Lighting and cameras should cover all of the exterior, especially due to the lack of sightlines for the employees/patrons within.

Applicant response: the store has 16 cameras for in and out high definition runs 24 hours available to law enforcement at any time request


Offline camera
SORRY
NO DOGS ALLOWED
RedBull


NOTICE
THIS AREA IS UNDER
24 HOUR
VIDEO
SURVEILLANCE

- Signage should be used to make sure the parking area is utilized. Several vehicles parked in the street which can impede traffic.

Applicant response: Handicap sign will be installed



- Foliage in the read should be maintained. There is some overgrowth which offers areas of concealment. Canopies should be no lower than 5ft and ground vegetation should be no higher than 2 feet.

Applicant response: Grass cut on weekly basis

- Remove any debris such as tires

Applicant response: outside nice and clean every day

- The side of the building facing MLK E appears to be deteriorating. This may be an opportunity for adding windows for sightlines. If not, the blank wall can be used as a spot for a mural. Public art has proven to reduce crime, especially property crime like graffiti.

Applicant response: I object to open wall window on Martin Luther king street because it's unnecessary and there is coolers on inside wall I have glass door and glass window in the front and visible to the public 13-as a landlord I will work with the city of Syracuse on various issues for the safety of the public and community coordination

ONONDAGA COUNTY
DEPARTMENT OF PLANNING

J. Ryan McMahon, II
COUNTY EXECUTIVE

Troy Waffner
DIRECTOR OF PLANNING

TO: Members of the City of Syracuse Zoning Administration

FROM: Troy Waffner, Director Of Planning

DATE: Monday, November 3, 2025

RE: GML Administrative Review - at 500 Oakwood Avenue

RECOMMENDATION: No Position With Comment

Per General Municipal Law, §§239-m and –n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: http://www.ongov.net/planning/ocpbreferableactions.html. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-25-331

REFERRING BOARD: City of Syracuse Zoning Administration

DATE RECEIVED: 10/27/2025

TYPE OF ACTION: SITE PLAN

APPLICANT: Nahil & Abed Zahran

LOCATION: at 500 Oakwood Avenue

WITHIN 500' OF: General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway

TAX ID(s): 085.-10-08.0

RELATED CASES:

Project Summary: The applicant is seeking to establish a “Food and Beverage Retail” land use at an existing convenience store on a 0.13-acre parcel in a Neighborhood Center (MX-2) zoning district. Per the referral materials, the applicant is proposing the Food and Beverage Retail land use to “continue as market serving the neighborhood and the traffic with general merchandise of fruit and vegetable and deli sandwiches and cold subs and canned goods with dairy products.” Per the As Built Drawing Smart City Market dated 7/10/25, the applicant will also restripe the existing parking area and install a bicycle rack. No other changes are proposed.

The site is located at the southwest corner of Dr. Martin Luther King East and Oakwood Avenue and is primarily surrounded by residential uses. Per aerial imagery from May 2024, the site contains a building located along both road frontages with a small asphalt parking area and dumpster enclosure in the southeast corner of the site.

Recommendations: No Position With Comment

Comment(s): The City is encouraged to reduce asphalt within the City right-of-way, re-establish the sidewalk along Oakwood Avenue, and install landscaping.

Agency Use Only [If applicable]

Project: SP-25-21

Date: 6/5/2026

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

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

PRINT FORM

Agency Use Only [If applicable]

Project: SP-25-21

Date: 6/5/2026

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	06/05/2026
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Syracuse

Parcel History

01/01/1900 - 06/05/2026
Tax Map #: 085.-10-08.0
Owners: Nahil Zahran
Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
500-04 Oakwood Ave & Martin Luther E	06/26/03	Project	Variance (Converted)	Denied	V-03-18 | PERMIT TAKE-OUT FOOD PREPARATION IN NON-CONFORMING GROCERY STORE
500-04 Oakwood Ave & Martin Luther E	07/09/12	Completed Complaint	Complaint Reqst - General	Completed	2012-15464 | see notes
500-04 Oakwood Ave & Martin Luther E	06/12/13	Inspection	Complaint Inspection	Fail	
500-04 Oakwood Ave & Martin Luther E	06/12/13	Violation	2010 IMC - Section 304.8 - Decorative features	Closed	
500-04 Oakwood Ave & Martin Luther E	06/12/13	Violation	2010 IMC - Section 304.6 - Exterior walls	Closed	
500-04 Oakwood Ave & Martin Luther E	06/12/13	Violation	2010 IMC - Section 302.7 - Accessory Structures	Closed	
500-04 Oakwood Ave & Martin Luther E	07/09/13	Inspection	Complaint Re-Inspection	No Work Started	
500-04 Oakwood Ave & Martin Luther E	07/31/13	Inspection	Complaint Re-Inspection	No Progress	
500-04 Oakwood Ave & Martin Luther E	08/06/13	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
500-04 Oakwood Ave & Martin Luther E	08/06/13	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
500-04 Oakwood Ave & Martin Luther E	08/06/13	Violation	SPCC - Section 27-57 (a) (17) - Improper Extens. Cord Use	Closed	
500-04 Oakwood Ave & Martin Luther E	08/06/13	Violation	SPCC - Section 27-52 (c) (7) Sewage Draining System	Closed	
500-04 Oakwood Ave & Martin Luther E	08/06/13	Violation	2010 IMC - Section 107.1.3 - Structure Unfit for Human Occupancy	Closed	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
500-04 Oakwood Ave & Martin Luther E	08/06/13	Inspection	Complaint Inspection	Fail	
500-04 Oakwood Ave & Martin Luther E	08/07/13	Permit Application	Electric	Issued	11980 | REPAIR ELECTRICAL VIOLATIONS IN STORE, BASEMENT AND EXTERIOR FOR: FOOD KING GROCERY
500-04 Oakwood Ave & Martin Luther E	08/07/13	Completed Permit	Electric	Certificate Issued	11980 | REPAIR ELECTRICAL VIOLATIONS IN STORE, BASEMENT AND EXTERIOR FOR: FOOD KING GROCERY | Certificate of Completion #11980
500-04 Oakwood Ave & Martin Luther E	08/08/13	Inspection	Complaint Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	08/09/13	Completed Complaint	Property Maintenance-Int	Completed	2013-19314
500-04 Oakwood Ave & Martin Luther E	08/30/13	Inspection	Complaint Re-Inspection	No Work Started	
500-04 Oakwood Ave & Martin Luther E	01/23/14	Inspection	Initial Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	02/11/14	Inspection	Progress Inspection	In Progress	
500-04 Oakwood Ave & Martin Luther E	02/19/14	Inspection	Progress Inspection	Fail	
500-04 Oakwood Ave & Martin Luther E	03/06/14	Inspection	Progress Inspection	In Progress	
500-04 Oakwood Ave & Martin Luther E	03/10/14	Inspection	Progress Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	03/20/14	Inspection	Progress Inspection	In Progress	
500-04 Oakwood Ave & Martin Luther E	03/25/14	Inspection	Progress Inspection	In Progress	
500-04 Oakwood Ave & Martin Luther E	07/02/14	Inspection	Complaint Re-Inspection	No Progress	
500-04 Oakwood Ave & Martin Luther E	07/16/14	Inspection	Complaint Re-Inspection	In Progress	
500-04 Oakwood Ave & Martin Luther E	07/18/14	Inspection	Complaint Inspection	In Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
500-04 Oakwood Ave & Martin Luther E	07/31/14	Inspection	Complaint Re-Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	08/01/14	Completed Complaint	Property Maintenance-Ext	Completed	2013-14184 | ext problems
500-04 Oakwood Ave & Martin Luther E	03/17/15	Inspection	Complaint Inspection	Fail	
500-04 Oakwood Ave & Martin Luther E	03/18/15	Violation	SGOC - Section 14-19 - Operating rules and regulations for waste generators	Closed	
500-04 Oakwood Ave & Martin Luther E	03/18/15	Violation	2010 IMC - Section 304.13 - Window, skylight and door frames	Closed	
500-04 Oakwood Ave & Martin Luther E	03/24/15	Inspection	Complaint Re-Inspection	In Progress	
500-04 Oakwood Ave & Martin Luther E	04/14/15	Inspection	Complaint Re-Inspection	No Progress	
500-04 Oakwood Ave & Martin Luther E	04/22/15	Completed Complaint	Property Maintenance-Ext	Completed	2015-04938 | Trash around dumpster. dumpster overflow.
500-04 Oakwood Ave & Martin Luther E	04/22/15	Inspection	Complaint Re-Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	09/02/15	Completed Complaint	Pot Holes in Road	Completed	2015-24597 | large deep pot hole in front of business driveway at 500 Oakwood Avenue, causing business problems for patrons, please check and repair
500-04 Oakwood Ave & Martin Luther E	09/03/15	Complaint	Pot Holes in Road	Needs Review	2015-25289 | pothole in road in front of driveway causing lots of trouble for his customers, please - was referred to sewers as its a sink hole...
500-04 Oakwood Ave & Martin Luther E	09/26/15	Completed Complaint	Pot Holes in Road	Completed	2015-25288 | large pot hole
500-04 Oakwood Ave & Martin Luther E	06/16/16	Permit Application	Sign	Application Expired	24397 | signage
500-04 Oakwood Ave & Martin Luther E	08/18/16	Inspection	Codes Electric - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	08/18/16	Inspection	Codes - Licensing	Fail	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
500-04 Oakwood Ave & Martin Luther E	08/18/16	Violation	2010 IMC - Section 506.2 - Maintenance	Closed	
500-04 Oakwood Ave & Martin Luther E	08/18/16	Violation	2010 IMC - Section 603.2 - Removal of combustion products	Closed	
500-04 Oakwood Ave & Martin Luther E	08/18/16	Violation	2010 IMC - Section 601.2 - Responsibility	Closed	
500-04 Oakwood Ave & Martin Luther E	09/14/16	Inspection	Codes - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	09/17/16	Completed Complaint	Sewer Back Up	Completed	2016-27608 | vent overflow Andrew -codes department 448-4702
500-04 Oakwood Ave & Martin Luther E	11/04/16	Completed Complaint	Sewer Dept/Special Reqst	Completed	2016-31662 | request vent location
500-04 Oakwood Ave & Martin Luther E	11/17/16	Inspection	Fire Prevention - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	05/25/17	Violation	2015 IMPC - 304.7 - Roofs and Drainage	Closed	
500-04 Oakwood Ave & Martin Luther E	05/25/17	Inspection	Complaint Inspection	Fail	
500-04 Oakwood Ave & Martin Luther E	02/08/18	Inspection	Complaint Re-Inspection	Fail	
500-04 Oakwood Ave & Martin Luther E	04/03/18	Inspection	Complaint Re-Inspection	N/A	
500-04 Oakwood Ave & Martin Luther E	05/17/18	Inspection	Complaint Re-Inspection	No Progress	
500-04 Oakwood Ave & Martin Luther E	06/21/18	Completed Complaint	Tire Pickup (4/yr)	Completed	2018-14773 | 4 tires
500-04 Oakwood Ave & Martin Luther E	07/24/18	Inspection	Codes - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	07/24/18	Inspection	Codes Electric - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	07/24/18	Inspection	Fire Prevention - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	07/24/18	Inspection	Codes - Licensing	Pass	

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Address	Date	Transaction	Transaction Type	Status	Description
500-04 Oakwood Ave & Martin Luther E	08/01/18	Inspection	Complaint Re-Inspection	No Progress	
500-04 Oakwood Ave & Martin Luther E	09/05/18	Inspection	Complaint Re-Inspection	No Progress	
500-04 Oakwood Ave & Martin Luther E	09/27/18	Inspection	Complaint Re-Inspection	No Progress	
500-04 Oakwood Ave & Martin Luther E	10/19/18	Project	Project Site Review	Approved	PR-18-34 | PARTIAL DEMOLITION AND SITE CHANGES (FOOD KING GROCERY) Demolish vacant rear house. Nonconforming use in a RAA zoning district.
500-04 Oakwood Ave & Martin Luther E	11/07/18	Inspection	Complaint Re-Inspection	No Progress	
500-04 Oakwood Ave & Martin Luther E	12/03/18	Completed Complaint	Sewer Back Up	Completed	2018-34813 | bu
500-04 Oakwood Ave & Martin Luther E	12/04/18	Inspection	Complaint Re-Inspection	No Progress	
500-04 Oakwood Ave & Martin Luther E	02/06/19	Inspection	Complaint Re-Inspection	No Progress	
500-04 Oakwood Ave & Martin Luther E	02/26/19	Inspection	Complaint Re-Inspection	No Progress	
500-04 Oakwood Ave & Martin Luther E	04/04/19	Inspection	Complaint Inspection	Fail	
500-04 Oakwood Ave & Martin Luther E	04/05/19	Violation	2015 IMPC - 304.7 - Roofs and Drainage	Closed	
500-04 Oakwood Ave & Martin Luther E	04/30/19	Inspection	Complaint Re-Inspection	Fail	
500-04 Oakwood Ave & Martin Luther E	05/08/19	Inspection	Complaint Re-Inspection	No Progress	
500-04 Oakwood Ave & Martin Luther E	05/09/19	Inspection	Complaint Inspection	Fail	
500-04 Oakwood Ave & Martin Luther E	05/24/19	Permit Application	Demolition	Issued	38053 | Partial demo of two story building
500-04 Oakwood Ave & Martin Luther E	05/24/19	Inspection	Complaint Inspection	Fail	

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Address	Date	Transaction	Transaction Type	Status	Description
500-04 Oakwood Ave & Martin Luther E	05/28/19	Inspection	Inspector Notification	In Progress	
500-04 Oakwood Ave & Martin Luther E	05/28/19	Inspection	Complaint Inspection	Fail	
500-04 Oakwood Ave & Martin Luther E	06/05/19	Inspection	Complaint Re-Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	06/10/19	Inspection	Complaint Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	06/11/19	Completed Complaint	Property Maintenance-Ext	Completed	2019-07468 | Collapsed Roof reported to be extremely hazardous
500-04 Oakwood Ave & Martin Luther E	07/03/19	Completed Complaint	Property Maintenance-Ext	Completed	2017-14134 | roof is in disrepair
500-04 Oakwood Ave & Martin Luther E	08/22/19	Complaint	Sidewalk Condition	Needs Review	2019-23448 | sidewalk in disrepair
500-04 Oakwood Ave & Martin Luther E	09/09/19	Inspection	Complaint Inspection	Fail	
500-04 Oakwood Ave & Martin Luther E	09/09/19	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
500-04 Oakwood Ave & Martin Luther E	09/23/19	Completed Complaint	Property Maintenance-Ext	Completed	2019-24543 | Dumpster running over, bushes need to be cut down, trash all over
500-04 Oakwood Ave & Martin Luther E	09/23/19	Inspection	Complaint Re-Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	10/02/19	Complaint	Sidewalk Condition	Needs Review	2019-27115 | sidewalk in disrepair
500-04 Oakwood Ave & Martin Luther E	10/03/19	Inspection	Final Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	10/04/19	Completed Permit	Demolition	Certificate Issued	38053 | Partial demo of two story building | Certificate of Completion #38053
500-04 Oakwood Ave & Martin Luther E	08/24/20	Inspection	Codes - Licensing	Fail	
500-04 Oakwood Ave & Martin Luther E	08/24/20	Inspection	Codes Electric - Licensing	Fail	
500-04 Oakwood Ave & Martin Luther E	08/25/20	Violation	2015 IFC Section 915.1 General	Closed	

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Address	Date	Transaction	Transaction Type	Status	Description
500-04 Oakwood Ave & Martin Luther E	08/25/20	Violation	2015 IPMC Section 604.3 Electrical System Hazards	Closed	
500-04 Oakwood Ave & Martin Luther E	08/25/20	Violation	SPCC 27-57 (a) (4) Panel Identification	Closed	
500-04 Oakwood Ave & Martin Luther E	08/25/20	Violation	2015 IPMC Section 305.2 Structural Members	Closed	
500-04 Oakwood Ave & Martin Luther E	08/25/20	Violation	City of Syracuse General ordinance Code-Section 14-19(b)	Closed	
500-04 Oakwood Ave & Martin Luther E	08/25/20	Violation	2015 IPMC Section 304.2 Protective Treatment	Closed	
500-04 Oakwood Ave & Martin Luther E	09/11/20	Inspection	Fire Prevention - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	09/23/20	Inspection	Codes - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	11/17/20	Completed Complaint	Property Maintenance-Ext	Owner Compliance	2020-09080 | Overgrowth, trash & debris
500-04 Oakwood Ave & Martin Luther E	11/17/20	Inspection	Complaint Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	01/15/21	Completed Complaint	Sewer Back Up	Completed	2021-01929 | SEWER B/U
500-04 Oakwood Ave & Martin Luther E	08/30/21	Completed Complaint	Property Maintenance-Ext	Completed	2021-21420 | Trash all over, trash from the store goes over into the field and to the next property
500-04 Oakwood Ave & Martin Luther E	08/30/21	Inspection	Complaint Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	11/02/21	Completed Complaint	Property Maintenance-Ext	Admin-Closed	2021-23324 | The sidewalk was very broken up, so the owner dug it up and replaced it with stones, which are very slippery/hazardous. No permit to replace the sidewalk.
500-04 Oakwood Ave & Martin Luther E	11/02/21	Inspection	Complaint Inspection	N/A	
500-04 Oakwood Ave & Martin Luther E	01/10/23	Inspection	Codes Electric - Licensing	Fail	

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Address	Date	Transaction	Transaction Type	Status	Description
500-04 Oakwood Ave & Martin Luther E	01/10/23	Inspection	Fire Prevention - Licensing	In Progress	
500-04 Oakwood Ave & Martin Luther E	01/10/23	Inspection	Codes - Licensing	In Progress	
500-04 Oakwood Ave & Martin Luther E	01/10/23	Violation	2020 FCNYS- - 604.5 - Extension cords	Closed	
500-04 Oakwood Ave & Martin Luther E	01/10/23	Violation	2020 FCNYS - 906.1 - Where Required	Closed	
500-04 Oakwood Ave & Martin Luther E	01/10/23	Violation	2020 PMCNYS- Section 705.1 - Carbon monoxide alarms and detectors	Closed	
500-04 Oakwood Ave & Martin Luther E	01/10/23	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
500-04 Oakwood Ave & Martin Luther E	01/10/23	Violation	2020 PMCNYS - Section 304.10 Stairways, decks, porches, and balconies	Closed	
500-04 Oakwood Ave & Martin Luther E	01/25/23	Inspection	Fire Prevention - Licensing	No Progress	
500-04 Oakwood Ave & Martin Luther E	02/02/23	Inspection	Fire Prevention - Licensing	In Progress	
500-04 Oakwood Ave & Martin Luther E	02/02/23	Inspection	Complaint Re-Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	02/02/23	Inspection	Codes Electric - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	02/09/23	Inspection	Fire Prevention - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	02/05/24	Inspection	Codes - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	02/05/24	Inspection	Fire Prevention - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	04/17/24	Completed Complaint	Tobacco License	Certificate: Issued	TL-2023-0036 | Smart City Market
500-04 Oakwood Ave & Martin Luther E	05/23/24	Completed Complaint	Property Maintenance-Ext	Completed	2024-03980 | OG

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Address	Date	Transaction	Transaction Type	Status	Description
500-04 Oakwood Ave & Martin Luther E	05/23/24	Inspection	Complaint Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	08/23/24	Completed Complaint	Cert of Use - Food Store	Admin-Closed	CU2020-0026 | Smart City Market
500-04 Oakwood Ave & Martin Luther E	09/03/24	Inspection	Codes - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	09/03/24	Inspection	Fire Prevention - Licensing	Pass	
500-04 Oakwood Ave & Martin Luther E	09/20/24	Completed Complaint	Cert of Use - Food Store	Certificate: Issued	CU2024-0209 | Smart City Market
500-04 Oakwood Ave & Martin Luther E	09/20/24	Inspection	Complaint Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	01/10/25	Completed Complaint	Cert of Use - Food Store	Admin-Closed	CU2014-0342 | Food King LLC
500-04 Oakwood Ave & Martin Luther E	04/07/25	Complaint	Tobacco License	Certificate: Denied	TL-2025-0017 | Smart City Market
500-04 Oakwood Ave & Martin Luther E	05/27/25	Inspection	Complaint Inspection	Fail	
500-04 Oakwood Ave & Martin Luther E	05/27/25	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
500-04 Oakwood Ave & Martin Luther E	06/06/25	Inspection	Tickle Date (Follow Up)	Pass	
500-04 Oakwood Ave & Martin Luther E	06/09/25	Completed Complaint	Property Maintenance-Ext	Completed	2025-04620 | OG
500-04 Oakwood Ave & Martin Luther E	06/09/25	Inspection	Complaint Re-Inspection	Pass	
500-04 Oakwood Ave & Martin Luther E	08/04/25	Project	SP - Other	In Review	SP-25-21 | food and beverage reatail/convenience stor, will add a bike rack and go through CPTED procces
500-04 Oakwood Ave & Martin Luther E	11/03/25	Inspection	Tickle Date (Follow Up)	Pass	

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Address	Date	Transaction	Transaction Type	Status	Description
500-04 Oakwood Ave & Martin Luther E	11/12/25	Permit Application	Sidewalk Replace	Holding For	PC-0708-25 | Jerome Preaster of Preaster Paving is replacing the sidewalk at 500 Oakwood on both the Oakwood side and the MLK side Dimensions: 70' on MLK side and 80' on Oakwood side Owner: Nahil Zahran (Abad) Payment and Updated COI on way
500-04 Oakwood Ave & Martin Luther E	02/02/26	Inspection	Tickle Date (Follow Up)	Pass	
500-04 Oakwood Ave & Martin Luther E	05/28/26	Inspection	Tickle Date (Follow Up)	<None>	

Jake Dishaw
Zoning Administrator

300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Nahil Zahran

From: Amber Dillon, Zoning Planner

Date: 5/26/2026 10:36:03 AM

Re: SP - Other SP-25-21
500-04 Oakwood Ave & Martin Luther E, Syracuse, 13205

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syrgov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Planning Commission	Pending	08/04/2025		
DPW - Transportation Planner	Conditionally Approved	11/13/2025	Neil Milcarek-Burke	11/13/25 Revised site plan is acceptable. 10/2/25 No major concern with proposed use, however, there a major deficiencies associated with the Site and ROW frontages that require remedy prior to any new or continued use under the existing, amended, or new Special Permit. - Revise site plan is required and is to include the ROW. - The property has paved over the Oakwood Ave ROW including the sidewalk and vehicles park illegally creating a significant hazard to the traveling public. - Concrete Sidewalks are required across all frontages including through driveways, 5' wide along MLK frontage and 10' wide along storefront on Oakwood Ave frontage. - Revised site plan is to remedy to asphalt paving which is not permissible in the ROW, and provide appropriate areas of hardscape (permeable pavement in red brick color or PCC concrete) with appropriate greenspace. Illegal parking is to be corrected through the use of conc. filled bollards to prevent parking in the building setback. - Bike rack must be offset from building 36" min, consult apbp.org or other applicable guidance as needed
Zoning Planner	Waiting on Board	05/26/2026	Haohui Pan	*** 5/26/2026 - Applicant decline to change the floor plan

-CPC scheduled 6/8/2026

****

-pending on updated floor plan for adding kitchen

Waiting for other departments review