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-2026-1	***Staff Report –November 2, 2026***
Application Type:	Special Use Permit
Project Address:	814 Butternut St, 13203 (Tax ID: 016.-03-05.0)
Summary of Proposed Action:	The applicant is requesting a Special Use Permit to continue operating an existing Neighborhood Market (Convenience Store). The proposed business name is *Family Food Market* and has been in operation at the subject address for at least 15 years. The proposed hours are 8am to 12am. Total site area: 0.097 Acres / 4,219SF
Owner/Applicant	Abdo Zokari (Owner) Hamed Zokari (Applicant) Yazeed Zokari (Representative)
Existing Zone District:	Neighborhood Center (MX-2) Zone District
Surrounding Zone Districts:	The neighboring properties to all sides, North, East, South and West are all zoned MX-2: Neighborhood Center Mixed Use Zone District.
Companion Application(s)	N/A
CPTED Compliances:	Participation and compliance with a CPTED survey will be a condition of approval of this Special Use Permit. Based on previous CPTEDs completed for similar establishments, the following are Zoning Staff's observations and comments: 1. Exterior lighting is present and should remain maintained and in operation. 2. Window coverings should be removed from the windows facing Butternut Street. Maintaining 30% transparency is a requirement of the Syracuse Zoning Ordinance and will be a recommended condition of approval. 3. Exterior doors should be secured. 4. Parking areas, while limited, exist. Parking shall be kept outside of the City ROW along Schneider Street. 5. Surveillance system is observed and should be in operation 24/7 with interior or exterior lines of sight. *The above comments are not official SPD CPTED comments and should be used only for advisory purposes.*

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Scope of Work:	**Interior/Exterior work:** None, continuation of the current business at the subject address. No alterations to the building, site layout, or operational characteristics are proposed. The applicant was required to apply for the SUP for a Certificate of Use renewal since no land use approval was previously obtained to legalize the business.
Facts on Project:	**Facts on Project** **Existing Conditions** The site currently features a one-story masonry building with an attached two-story frame building with one documented dwelling unit within, and a rear garage structure attached. Existing paved parking area exists along Schneider Street. Lot coverage has been calculated at 84%, which is mostly occupied by the structures on-site and the small parking area. To the south of the buildings on-site is an existing chain link fence that encroaches on the neighboring property, 808 Butternut St. **Proposed Commercial Use Operation** - The business will operate as a Neighborhood Market in the front one-story building with a 2nd floor in the middle where the roof pitch allows a second floor. - The rear two-story frame dwelling contains the dwelling unit. **Nonconformities** - There are no identified legal nonconformities on the property. **Dimensional Standards** - The existing lot has an area of 4,219 SF (0' minimum required) and a width of 52.55' (50' minimum required), which are both conforming. - The existing setbacks conform to the 0' minimums, measuring 0.2' at the front, 0.9' on the south side, 0.2' on the north side (Schneider corner), and 3.65' at the rear. - The building meets the 2-story minimum requirement for MX-2, with 2 stories making up approximately 50% of the structure. - The total lot coverage (building, parking, and other non-natural surfaces) is 84.0%, which conforms to the 85% maximum allowance for mixed uses. **Use Specific Standards** - The proposed project is classified as a Retail Sales, "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 applicant will be required to obtain one after the approval of this SUP. - Additionally, no drive-through or drop-off windows are permitted for this use. **Local Land Use and Residential Compatibility** - The Special Use Permit will allow the continued operation of an existing small neighborhood retail store that provides groceries and household items to

the surrounding community.

Off-Street Parking and Loading

- The subject property is only 4,219 SF which falls below the minimum lot size requirement for parking of 5,000 SF; therefore, this property is exempt from required parking. However, two parking spaces are available in the rear in front of the garage doors.

Landscaping, Buffering, and Screening

- No screening or buffering is required.

Site, Building Design, and Exterior Lighting

- No site improvements are proposed.

Signage

- The site includes a 4'x12' wall sign which was approved by AS-15-08, as well as a 4.91' x 6' projecting double-faced, internally lit sign.
- No additional signage is proposed in the application.

Historic Preservation

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

Additional Standards, Building Placement, and Transparency

- The existing building placement is already established; however, the current windows are obstructed by items and signs and do not meet the transparency requirements. A condition of approval will be compliance with the Syracuse Zoning Ordinance which requires a minimum of 30% transparency along the ROW. Compliance will require the reduction of window coverings.

Staff Analysis:

Special Use Permit Approval Criteria

Consistency with the Intent of the Zoning Ordinance & Comprehensive Plan and Other City Policies

The proposed Neighborhood Market is consistent with the Syracuse Zoning Ordinance and the purpose of the MX-2 zoning district by providing retail sales that serve the surrounding community, improving access to food and neighborhood retail services.

Compatibility with the Surrounding Area

The building and site shall be maintained in a clean, attractive, and safe manner. The proposal complies with all applicable zoning requirements, ensuring it will not adversely impact neighboring properties. Imagery available to staff from the applicant and publicly available show that the business is continuously free of trash and debris.

Compatible with the development of the general neighborhood and existing land uses

	The specific business has operated at this location for at least 15 years, and a grocery retail unit has existed at the address at least as far back as 1982. The approval of this Special Use Permit and planned changes will not impede the development or redevelopment of the general neighborhood. The proposed changes from this SUP will improve the impact of the "Neighborhood Market" and the surrounding area. **Impacts on pedestrian and vehicular traffic** There is adequate parking provided with proper street signs. The 2 available off-street parking spots exceed the 0 required spaces, accommodating vehicular traffic safely. **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. **Impacts on development of the subject property and the use of adjacent land and buildings** The project proposes no exterior alterations and there will be no additional adverse physical impact on 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. 2 on North State is located approximately a four-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 property owner shall apply for and obtain a Rental Registry Certificate for the dwelling unit at the subject address. 3. The applicant shall obtain and always possess a valid Certificate of Use issued by the City of Syracuse during the operation of the business. 4. The business owner shall obtain and maintain all applicable State and Local licenses and approvals for the sale of any controlled goods sold at the establishment (alcohol, tobacco, lottery, etc.) and maintain those approvals for the duration of those items are sold. 5. Participation and compliance with a Crime Prevention Through Environmental Design survey conducted by the Syracuse Police Department at a future date. 6. The empty tree pit located along Butternut, to the right of the business main entry, shall be planted out or returned to brick paver within 1 year of Special Use Permit approval. 7. The sidewalk in Right of Way along Schneider shall be replaced with concrete. Asphalt is not permissible as surfacing type in the Right of Way; sidewalks need to be returned to concrete. 8. Parking in front of 131 Schneider shall align with the overhead garage doors, parking or vehicle encroachment into the ROW is not permitted at any time.

	9. The business owner shall abide by the hours of operation that the Planning Commission decides upon. 10. Any future development on this property is subject to City of Syracuse review and approval before any work commences.
Zoning Procedural History:	- AS-15-08 | Waiver to install (maintain) a 4' x 12' Wall Sign. | Sign Waiver Approved - AS-74-085 | Billboard. | Sign Waiver Approved
Summary of Zoning History:	The property has been zoned BA since 1927. It was located within the Local Business, Class A Zone District up until 2023 when ReZone changed the Zone District to the MX-2: Neighborhood Center Zone District. The property has a long history of mixed commercial and residential use, documented as containing 1 to 2 residential units and at least one commercial unit. The current business is documented as existing in at least 2011. The retail land use is documented consistently as far back as 1982 when a grocery store was noted occupying the space.
Code Enforcement History:	See attached Code Enforcement History for 814 Butternut Street.
Zoning Violations:	The proposed lot has no current zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	**Existing property characteristics** The property contains a two-story frame and masonry building. The building footprint is irregular and includes offsets at the west and east sides, sitting very close to the street and property lines. The lot frontage on Butternut St. is 52.65 ft, and the approximate lot depth on Schneider St. is 79.80 ft.
SEQR Determination:	Pursuant to the 6 NYCRR §617.5c) (18) and the SEAF dated 01/07/2026 determined to be a TYPE II ACTION.

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Onondaga County Planning Board Referral:	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n

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

- Special Use Permit Application, SP-2026-1
- Short Environmental Assessment Form, Hamed Zokari, 10/14/2026
- Boundary Survey on Part of Lot 1 Block 126A, Michael J. McCully, 01-15-26
- Floor plan - FFM.pdf
- Family_Food_Market_Conceptual_Site_and_Floor_Plans.pdf
- Owner/Owner's Agent Certification, Abdo Zokari, Hamed Zokari, Yazeed Zokari, 10/20/2026
- Site photos of the interior and exterior
- Copies of Licenses
- Power of Attorney dated 2/6/2026
-

Attachments:

Special Use Application from Camino
Special Use Permit Application Form (Camino)
Posted Notice
Owner/Agent Certification
Property Survey
Site Floor Plans
Site Photos, interior and exterior
Short Environmental Assessment Form
Code Enforcement History
Copies of Licenses
Comments from City Departments

SP-2026-1

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

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/

INTERNAL USE ONLY

Your Submission Details

Submission Number:
SP-2026-1

Status:
Scheduling and Notice of City Planning Comission Public Hearings

Message:

Scheduling for November 2nd CPC meeting.

Applicant Name:
Hamed Zokari

Applicant Email:
[redacted]

Primary Location:
814 BUTTERNUT ST & SCHNEIDER, 13203

Primary APN:
016.-03-05.0

Submission Type:
Zoning Applications > Special Use Permit

Last Updated:
October 26, 2026

Submission URL:
https://app.oncamino.com/syracuseny/dashboard/submissions/652763/guide

Contact the agency for more help

(315) 448-8600

zoning@syr.gov zwu@syr.gov hpan@syr.gov ngarcia@syr.gov adillon@syr.gov

300 South State St.,
Syracuse

1 Getting Started

Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant

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

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

City of Syracuse, Central Permit Office

One Park Place

300 South State St.

Syracuse, NY 13202

2 Apply for a Permit

Special Use Permit Application and Review Process

INTERNAL USE ONLY

1 **Have you already had a pre-conference meeting with the City regarding this application?**

Yes | No

2 **Are you the property owner?**

Yes | No

3 **Is signage being proposed with this application?**

Yes | No

4 **Does this application include proposals for new construction, additions, or change of use?**

Yes | No

Data Fields

General Project Information

1 **List Agency Names**

2 **Nature and Extent of Special Use Requested**

Family Food Market is requesting a Special Use Permit to continue operating a Neighborhood Market (Convenience Store) in the MX-2 zoning district. This SUP is required due to changes in the City's zoning regulations and because the business use was not previously documented with Zoning Administration. No alterations to the building, site layout, or operational characteristics are proposed. The Special Use Permit will allow continued operation of an existing small neighborhood retail store that provides groceries and household items to the surrounding community.

3 **Has the owner obtained a certificate of use?**

Yes

4 **Proposed Number of Dwelling Units (if applicable)**

0.0

5 **Current Number of Dwelling Units (if applicable)**

0.0

6 **Companion Zoning Applications (if applicable, list any related zoning applications)**

None

7 **Proposed Onsite Parking**

same

8 **Current Onsite Parking**

Off-Street Parking

9 **Proposed Hours of Operation**

Same

10 **Current Hours of Operation**

8am - 12am ---- 7 D/W

11 **Block Number**

126A

12 **Lot Number**

1&2

13 **Nature and Extent of Site Plan Requested**

14 **Zone District**

INTERNAL USE ONLY

15 **Proposed Use of the Property**

Same

16 **Current Use of the Property**

Neighborhood Market

17 **Lot Size (sq ft)**

3,575

18 **Business/Project Name**

Family Food Market

Commercial Project Information

1 **Applicant Phone Number**

The application pre-dates SUP criteria questions on the application.

ON THIS SITE, SP-2026-1 IS SPECIAL USE PERMIT APPLICATION TO ESTABLISH A NEIGHBORHOOD MARKET. THE PROPERTY IS OWNED BY ABDO ZOKARI AND IS IN THE NEIGHBORHOOD CENTER ZONE DISTRICT. THIS MATTER WILL BE DISCUSSED AT A PLANNING COMMISSION MEETING ON MONDAY, NOVEMBER 2, 2026, AT 6 P.M. IN THE COMMON COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW YORK. FOR MORE INFORMATION VISIT SYR.GOV/PC, YOU CAN SEND COMMENTS TO ZONING@SYR.GOV.

PULL

TOP
SOLD HERE

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

Owner/Owner's Agent Certification

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

Print owner's name: Abdo Zokari

Signature: Abdo Zokari | Date: 10/20/2026

Mailing address: 105 Noble Ave, Syracuse, NY 13206

Phone: [redacted] | Email: [redacted]

Print applicant's name: Hamed Zokari

Signature: Hamed Zokari | Date: 10/20/2026

Mailing address: 310 Wheaton Rd, Syracuse, NY 13203

Phone: [redacted] | Email: [redacted]

Print authorized representative's name (if applicable):
Yazeed Zokari

Signature: Yazeed Zokari | Date: 10/20/2026

Mailing address: 400 Wheaton Rd, Syracuse, NY 13203

Phone: [redacted] | Email: [redacted]

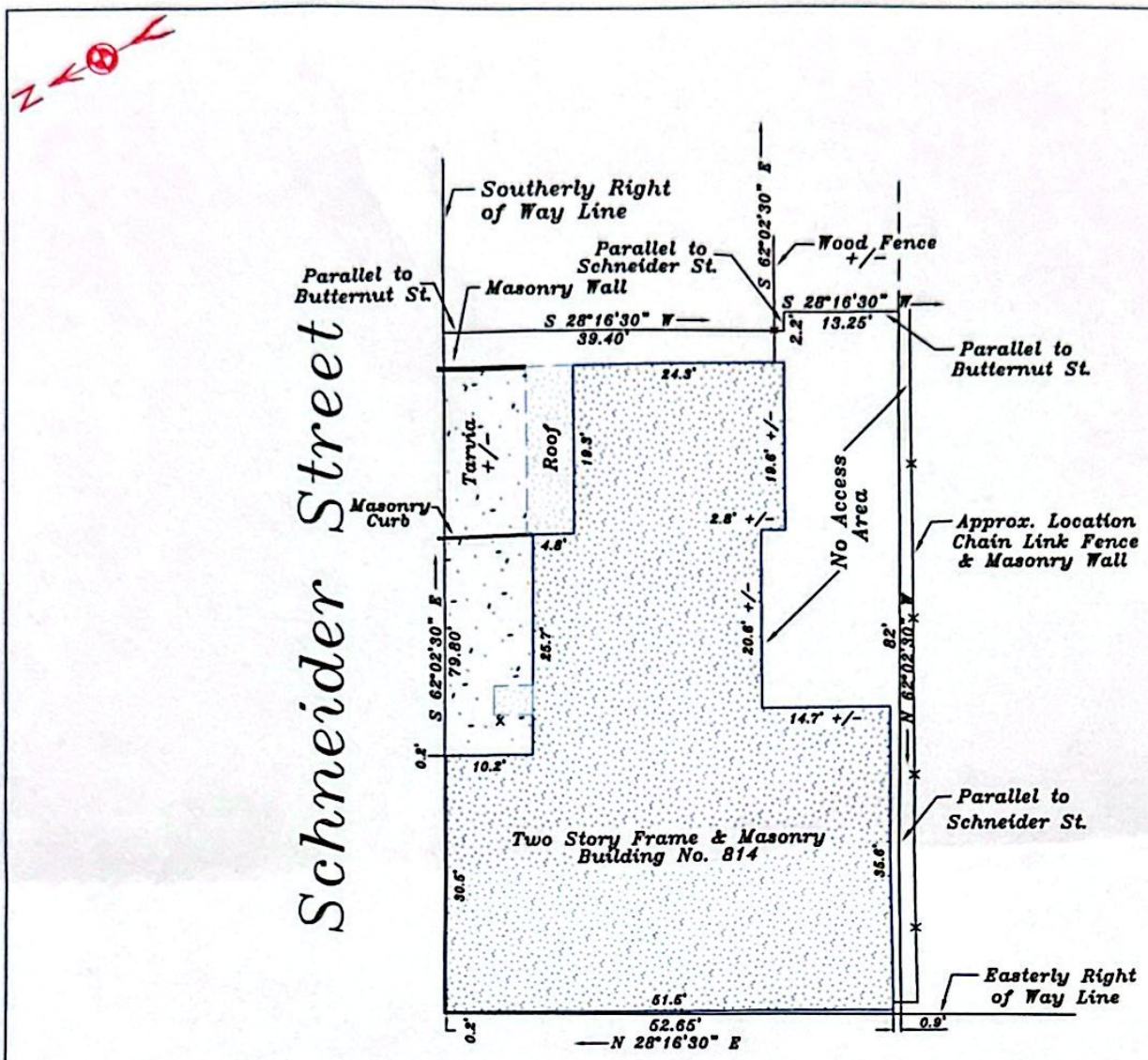
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted.

PLEASE NOTE:

- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**

- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.**

- **Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.**



Date of Fieldwork: 01-12-26
Tax Id#: 016-03-05
Deed: 5285/640
Abstract: Not Provided

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

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

M.J. McCully *NYSLLS 050696*

STATE OF NEW YORK
MICHAEL J. McCULLY
050696
LICENSED LAND SURVEYOR

Boundary Survey on Part of Lot 1 Block 126A of the Henn & Schneider Subdivision

Known as No. 814 Butternut Street City of Syracuse, County of Onondaga State of New York

Drawn by: PFOB | *Scale: 1"= 20'*

Date(s): 01-15-26

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.

FAMILY FOOD MARKET

814 Butternut Street, Syracuse, New York

CONCEPTUAL SITE PLAN

Existing conditions derived from property survey



Exterior geometry is a conceptual redraw from the provided boundary survey; dimensions control over graphic scale.

SURVEY-BASED SITE NOTES

- Property: 814 Butternut Street
- Survey date: January 15, 2026
- Lot frontage on Butternut St.: 52.65 ft
- Approx. lot depth on Schneider St.: 79.80 ft
- Building frontage shown: approx. 51.6 ft
- Upper/rear building segment: approx. 39.40 ft
- Building footprint is irregular and includes offsets at the west and east sides.
- Building lies very close to the street/property lines.
- No parking layout is established by the survey.
- Adjacent-property and no-access areas are shown conceptually and must not be used as part of the site.

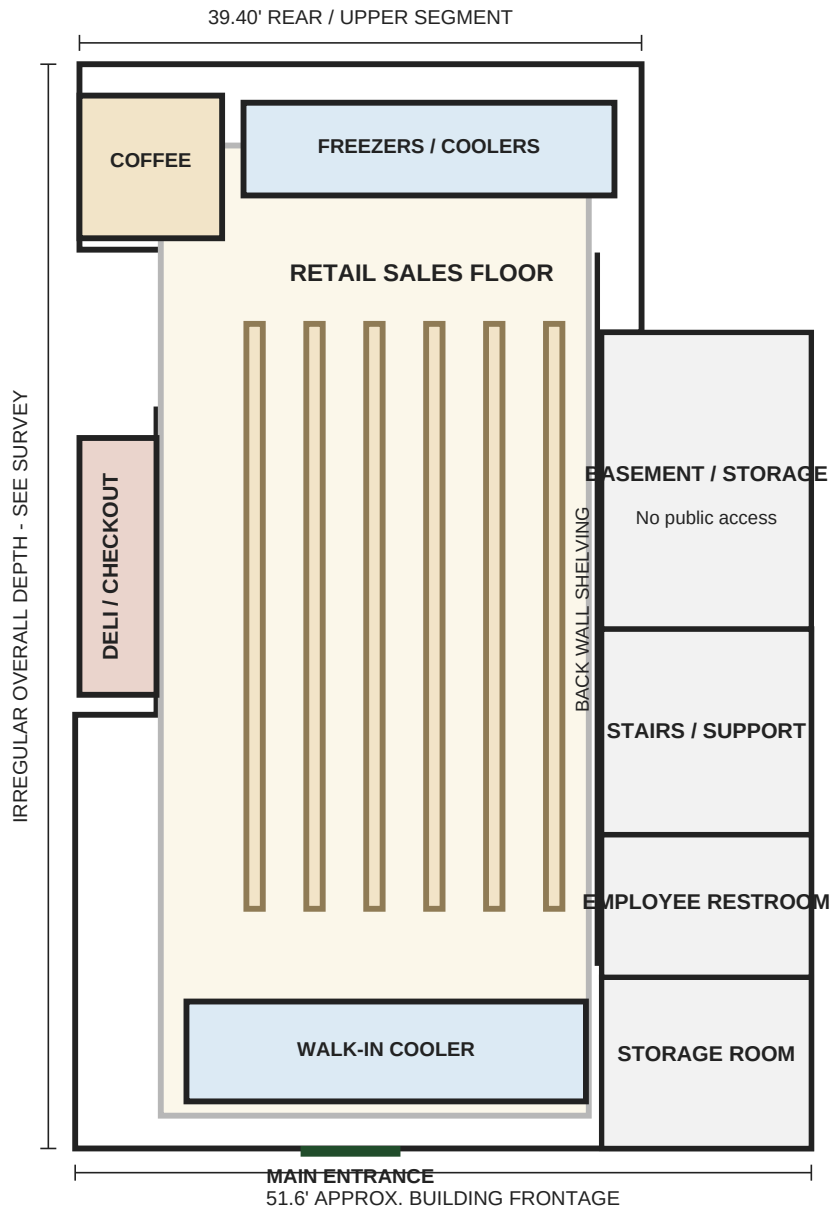
CONCEPTUAL PLAN BASED ON PROPERTY SURVEY AND OWNER-PROVIDED INTERIOR INFORMATION. INTERIOR DIMENSIONS MUST BE FIELD VERIFIED. NOT FOR CONSTRUCTION.

FAMILY FOOD MARKET

814 Butternut Street, Syracuse, New York

CONCEPTUAL FLOOR PLAN

Interior arrangement adapted to surveyed exterior footprint



PLAN BASIS AND LIMITATIONS

Exterior footprint follows the provided survey. Interior arrangement is based on the owner's previous conceptual floor plan.

The following are approximate only:

- aisle lengths and spacing
- deli and checkout dimensions
- cooler and freezer dimensions
- restroom, stair and storage dimensions
- door widths and exact wall locations

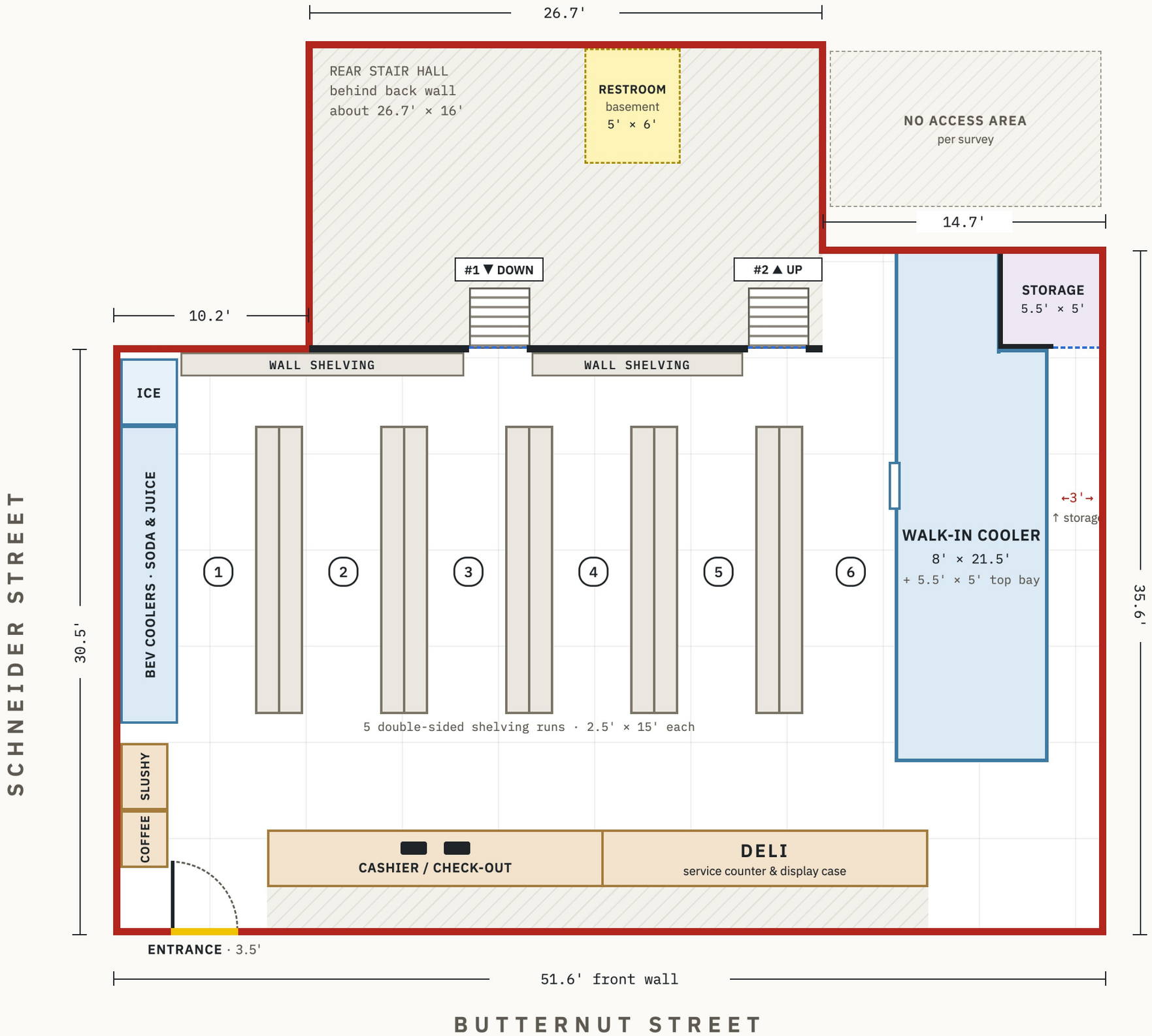
A field-measured plan by a qualified designer or architect is required before permitting, construction, equipment installation or code review.

No changes in use, occupancy, exits, plumbing, accessibility or fire protection are represented by this conceptual drawing.

CONCEPTUAL PLAN BASED ON PROPERTY SURVEY AND OWNER-PROVIDED INTERIOR INFORMATION. INTERIOR DIMENSIONS MUST BE FIELD VERIFIED. NOT FOR CONSTRUCTION.

Family Food Market

Floor plan · Building No. 814 · scaled from survey dimensions · grid square = 5 ft



KEY

- Exterior wall (red outline on survey)
- Interior back wall
- Door / stair opening
- Entrance
- Refrigeration
- Counters & registers
- Shelving (gondolas & wall)
- Staff-only zone / rear hall
- Below floor (basement)
- (1) Aisle number

AREAS (APPROX.)

Footprint ..... 2,076 sq ft
Front sales area .... 1,649 sq ft
Rear stair hall ..... 427 sq ft

ASSUMPTIONS TO CONFIRM

Back wall sits 30.5' deep, in line with the left-hand step. Wall shelving runs between the ice cooler and stairs #1 (down to the basement), and between stairs #1 and #2 (up to the attic). The basement restroom (5' × 6', dashed) is at the back wall.

Soda, juice and ice coolers are on the left wall. The walk-in already holds the right wall, so I read "right side" as left.

Walk-in is about 8' × 21.5' and runs up into the corner bay beside the storage room, as you marked. A 3' walkway on its right leads to the storage door.

Cashier and deli now form one continuous counter run, 2.5' off the front wall. That leaves tight staff space, so 3' or more may suit the deli.

Shelving runs and aisle widths (about 4') are my layout choice. Wall lengths come from the survey and the red outline. Gondolas are 15' long to leave a walkway behind them.

SCALE

0 — 10 ft


COOL ZONE
pepsi
ATM
EXIT
Poland Spring
Sandwich


Coca-Cola
HERSHEY'S
COOL ZONE
KOOL
Crush
cuties
PEPSI
XTRA


PEPSI CORBIN
PEPSI-COLA




SKY LAND
100% COTTON T-SHIRTS
SUPER HEAVY WEIGHT
SKY LAND
100% COTTON SHORT SLEEVE T-SHIRT
SUPER HEAVY WEIGHT
ANABIL
6
1 GALLON
MAINE
SPRING WATER
Poland Spring
EST. 1845
Velvet
Velvet
Scott
Scott
8/2 Liter
8/2 Liter


Sandwich
Best Buy
Tall Kitchen Bags
LEAF & GRASS BAGS
LARGE TRASH BAGS
Trash Bags
Elegant
Marcal
Poland Spring
GUZZLER
PEPSI
SUPER BRAKE




SUPERCHEF
CLEAR LIQUID SHORTENING
SUPERCHEF
CLEAR LIQUID SHORTENING
SUPERCHEF
CLEAR LIQUID SHORTENING




MONSTER ENERGY
MONSTER ENERGY
SMIRNOFF ICE
24oz. BOTTLES
$3.50
24oz. CANS
$1.75
25oz. CANS
$2.00
GRAB LIFE BY THE STONES
$1.75
24oz.
MOLSON ICE
24oz. CANS
$1.75
FIND YOUR FLAVOR
$3.50
Michelob ULTRA
25oz. CANS
$2.75
Budweiser
25oz. CANS
$2.75
BUD LIGHT


ROC
ENER
ROCK
ENERGY
16 fl oz (473 mL)
HOT
CHIPS
CLOROX
9Lives
FAMILY


Little Debbie
Snack Cakes
Sticky Buns
CINNAMON
Howard's
Crispy Fried Chicken Skins
CHICHARRONES DE POLLO
Southern Recipe
PORK CRACKLINS
GRANDPA JOHN'S


efrutti
Salted Nut Roll
HERSHEY'S
Butterfinger
Necco
CHARLESTON CREW
CRUNCH
Baby Ruth
AIRHEADS XTREMES
SNICKERS
Reese's
KitKat
PAYDAY
Skittles
Fun Dip
Mamba
Twix
Dorito
JACK LINK'S
Krabby Patties
Howard's
Little Debbie


HERSHEY'S Ice Cream
COTTON Candy
Sundae Cup
REAL
COTTON CANDY
Artificially flavored Ice Cream with Sprinkles
6 FL OZ (177ml)
Coca-Cola
ICE COLD
SHARE THE FUN
Frito Lay
JACK LINK'S
efrutti
ICE BREAKERS MINTS
HERSHEY'S
Nerds
Skittles
M&M's
Share Joy Together


Dr Pepper
2 LITERS
efrutti
Lay's
Dr Pepper
2 LITERS (2.1 QT)
GET Lyft
$3.99
NEW!
GET Lyft


EXIT
FIRE EXTINGUISHER
KOOL
PUSH
PUSH
TOP
2/$7
DUNKIN
DUNKIN
GET Lyft


FIRE
PUSH
PUSH
$3.99


Family Food Market
GROCERIES · COLD FOOD · DELI · LOTTO · BEER · TOBACCO
FAMILY FOOD MARKET
OPEN
ATM
Thank you for your business, please come back soon!
FLAVOR
ICE
COLD
BEER
Butternut St


814
Family Food Market
GROCERIES - COLD FOOD - DELI - LOTTO - BEER - TOBACCO
NEW YORK LOTTERY
KOOL
SPEED KILLS
SLOW DOWN


Google Street View Sept 2025
Schneider St
Butternut St


Google Street View Sept 2025
Schneider St

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

Family Food Market

Name of Action or Project:

Project Location (describe, and attach a location map):
814 BUTTERNUT ST & SCHNEIDER, 13203

Brief Description of Proposed Action:

Name of Applicant or Sponsor:	Telephone:
Hamed Zokari	E-Mail: [redacted]

Address: 814 Butternut St & Schneider

City/PO:	State:	Zip Code:
Syracuse	NY	13203

	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.	X	
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:	X	

3. a. Total acreage of the site of the proposed action? 0.1 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? 0.1 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 X 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: Hamed Zokari Date: 10/14/2026

Signature: HAMED ZOKARI Title: 01/07/2026

Agency Use Only [If applicable]

Project:	SP-2026-1
Date:	11/2/2026

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-2026-1

Date: 11/2/2026

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	11-2-2026
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 - 10/28/2026
Tax Map #: 016.-03-05.0
Owners: Abdo A Zokari
Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
814 Butternut St & Schneider	08/16/74	Project	Off Premise Advertising	Approved	AS-74-085 | BILLBOARD - SWEET ADVERTISING
814 Butternut St & Schneider	07/19/12	Permit Application	Electric	Issued	07509 | FOR FAMILY FOOD work includes 5 retro kits
814 Butternut St & Schneider	07/20/12	Inspection	Inspector Notification	Pass	
814 Butternut St & Schneider	07/23/12	Completed Complaint	DeadAnimal in Right ofWay	Completed	2012-17479 | dead cat in middle of road
814 Butternut St & Schneider	07/30/12	Completed Complaint	Sewer Back Up	Completed	2012-17539 | sewer bu
814 Butternut St & Schneider	07/30/12	Completed Complaint	Sewer Back Up	Completed	2012-17541 | sewer bu
814 Butternut St & Schneider	09/07/12	Inspection	Final Inspection	Pass	
814 Butternut St & Schneider	09/11/12	Completed Permit	Electric	Certificate Issued	07509 | FOR FAMILY FOOD work includes 5 retro kits | Certificate of Completion #07509
814 Butternut St & Schneider	08/01/14	Inspection	Fire Prevention - Licensing	Pass	
814 Butternut St & Schneider	08/15/14	Inspection	Codes Electric - Licensing	Fail	
814 Butternut St & Schneider	08/15/14	Inspection	Codes - Licensing	Fail	
814 Butternut St & Schneider	08/20/14	Violation	2010 IMC - Section 305.1 - General	Closed	
814 Butternut St & Schneider	08/20/14	Violation	2010 IMC - Section 703.2 - Opening protectives	Closed	
814 Butternut St & Schneider	08/20/14	Violation	2010 IMC - Section 305.5 - Handrails and guards	Closed	
814 Butternut St & Schneider	08/20/14	Violation	2010 IMC - Section 305.2 - Structural members	Closed	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
814 Butternut St & Schneider	08/20/14	Violation	2010 IMC - Section 703.1 - Fire-resistance rated assemblies	Closed	
814 Butternut St & Schneider	09/18/14	Violation	SPCC - Section 27-57 (a) (5) - Abandoned Electric Wire/Equip.	Closed	
814 Butternut St & Schneider	09/18/14	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
814 Butternut St & Schneider	09/18/14	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
814 Butternut St & Schneider	09/18/14	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
814 Butternut St & Schneider	09/18/14	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
814 Butternut St & Schneider	09/18/14	Violation	SPCC - Section 27-57 (a) (19) - Switch/Outlet is Damaged/ Unserviceable	Closed	
814 Butternut St & Schneider	09/18/14	Violation	SPCC - Provide Required Permits	Closed	
814 Butternut St & Schneider	09/18/14	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
814 Butternut St & Schneider	09/18/14	Violation	2010 IFC - Section 604.2.4 - Means of egress illumination	Closed	
814 Butternut St & Schneider	10/15/14	Permit Application	Electric	Issued	17262 | Electrical Work to Correct Code Violations # CU2014-0159
814 Butternut St & Schneider	10/15/14	Completed Permit	Electric	Certificate Issued	17262 | Electrical Work to Correct Code Violations # CU2014-0159 | Certificate of Completion #17262
814 Butternut St & Schneider	10/16/14	Inspection	Codes - Licensing	In Progress	
814 Butternut St & Schneider	10/16/14	Inspection	Inspector Notification	Pass	
814 Butternut St & Schneider	11/05/14	Inspection	Final Inspection	Pass	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
814 Butternut St & Schneider	11/05/14	Inspection	Codes Electric - Licensing	Pass	
814 Butternut St & Schneider	11/12/14	Inspection	Codes - Licensing	Pass	
814 Butternut St & Schneider	02/23/15	Project	Sign Waiver	Approved	AS-15-08 | WAIVER TO INSTALL (MAINTAIN) A 4' X 12' WALL SIGN
814 Butternut St & Schneider	07/28/15	Periodic Inspection	C of C	CC - Valid/Cert	
814 Butternut St & Schneider	09/16/16	Periodic Inspection	Smoke Certification	SC - Issued	
814 Butternut St & Schneider	11/08/16	Inspection	Fire Prevention - Licensing	Fail	
814 Butternut St & Schneider	11/11/16	Violation	2010 IFC - Section 906.1 - Where required	Closed	
814 Butternut St & Schneider	11/11/16	Violation	2010 IFC - Section 906.2 - General requirements	Closed	
814 Butternut St & Schneider	11/11/16	Violation	2010 IFC - Section 906.6 - Unobstructed and unobscured	Closed	
814 Butternut St & Schneider	11/11/16	Violation	2010 IFC - Section 305.1 - Clearance from ignition sources	Closed	
814 Butternut St & Schneider	11/11/16	Violation	2010 IFC - Section 315.2 - Storage in buildings	Closed	
814 Butternut St & Schneider	11/11/16	Violation	2010 IMC - Section 703.1 - Fire-resistance rated assemblies	Closed	
814 Butternut St & Schneider	11/11/16	Violation	2010 IFC - Section 605.5 - Extension cords	Closed	
814 Butternut St & Schneider	11/28/16	Inspection	Fire Prevention - Licensing	In Progress	
814 Butternut St & Schneider	12/01/16	Inspection	Fire Prevention - Licensing	Pass	
814 Butternut St & Schneider	09/12/17	Inspection	Codes Electric - Licensing	No Progress	
814 Butternut St & Schneider	09/12/17	Inspection	Codes - Licensing	N/A	
814 Butternut St & Schneider	10/02/17	Inspection	Codes Electric - Licensing	No Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
814 Butternut St & Schneider	01/22/18	Inspection	Codes - Licensing	Pass	
814 Butternut St & Schneider	01/22/18	Inspection	Fire Prevention - Licensing	Pass	
814 Butternut St & Schneider	02/12/20	Inspection	Codes - Licensing	In Progress	
814 Butternut St & Schneider	02/12/20	Inspection	Codes Electric - Licensing	In Progress	
814 Butternut St & Schneider	02/12/20	Inspection	Fire Prevention - Licensing	In Progress	
814 Butternut St & Schneider	02/19/20	Inspection	Codes Electric - Licensing	Pass	
814 Butternut St & Schneider	02/19/20	Inspection	Codes - Licensing	Pass	
814 Butternut St & Schneider	02/20/20	Inspection	Fire Prevention - Licensing	Pass	
814 Butternut St & Schneider	12/21/20	Complaint	Certificate of Compliance	x Issued	2020-26744 | Certificate of Compliance, 1 apt & 1 comm (grocery store)
814 Butternut St & Schneider	12/21/20	Violation	SPCC SEC. 27-15	Open	
814 Butternut St & Schneider	01/06/21	Inspection	Codes - Licensing	Pass	
814 Butternut St & Schneider	01/06/21	Inspection	Codes Electric - Licensing	Pass	
814 Butternut St & Schneider	01/06/21	Inspection	Fire Prevention - Licensing	Pass	
814 Butternut St & Schneider	01/21/21	Inspection	Complaint Inspection	Fail	
814 Butternut St & Schneider	01/21/21	Violation	2020 PMCNYS - Section 403.2 - Bathrooms and toilet rooms	Closed	
814 Butternut St & Schneider	01/21/21	Violation	2020 PMCNYS - Section 504.1 - General	Closed	
814 Butternut St & Schneider	01/21/21	Violation	2020 PMCNYS- Section 705.1 - Carbon monoxide alarms and detectors	Closed	
814 Butternut St & Schneider	01/21/21	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
814 Butternut St & Schneider	01/21/21	Violation	2020 PMCNYS - Section 305.4 - Stairs and Walking Surfaces	Closed	
814 Butternut St & Schneider	01/21/21	Violation	2020 PMCNYS - Section 305.6 - Interior Doors	Closed	
814 Butternut St & Schneider	01/21/21	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
814 Butternut St & Schneider	01/21/21	Violation	SPCC - Section 27-57 (a) (19) - Switch/Outlet is Damaged/ Unserviceable	Closed	
814 Butternut St & Schneider	01/21/21	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
814 Butternut St & Schneider	01/21/21	Violation	2020 PMCNYS - Section 305.6 - Interior Doors	Closed	
814 Butternut St & Schneider	02/23/21	Inspection	Complaint Re-Inspection	In Progress	
814 Butternut St & Schneider	02/26/21	Inspection	Complaint Re-Inspection	Pass	
814 Butternut St & Schneider	03/02/21	Inspection	Complaint Re-Inspection	In Progress	
814 Butternut St & Schneider	03/04/21	Inspection	Complaint Re-Inspection	<None>	
814 Butternut St & Schneider	03/14/22	Permit Application	Com. Reno/Rem/Chg Occ	Application Expired	46019 | Roof Cover Replacement
814 Butternut St & Schneider	04/05/22	Inspection	Plan Review Notification	In Progress	
814 Butternut St & Schneider	05/19/22	Inspection	Final Inspection	<None>	
814 Butternut St & Schneider	06/08/22	Inspection	Complaint Inspection	No Progress	
814 Butternut St & Schneider	06/13/22	Violation	SPCC - Section 27-43 (e) (3) One- and Two-Story, One- and Two-Family	Closed	
814 Butternut St & Schneider	06/21/22	Completed Complaint	Smoke Alarm Certification	Completed	2022-03552
814 Butternut St & Schneider	01/03/23	Inspection	Codes - Licensing	Fail	
814 Butternut St & Schneider	01/03/23	Inspection	Codes Electric - Licensing	Fail	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
814 Butternut St & Schneider	01/17/23	Inspection	Fire Prevention - Licensing	In Progress	
814 Butternut St & Schneider	01/25/23	Inspection	Codes - Licensing	No Progress	
814 Butternut St & Schneider	01/25/23	Inspection	Codes Electric - Licensing	No Progress	
814 Butternut St & Schneider	02/16/23	Inspection	Complaint Inspection	No Progress	
814 Butternut St & Schneider	03/10/23	Inspection	Complaint Inspection	No Progress	
814 Butternut St & Schneider	03/29/23	Inspection	Complaint Inspection	Pass	
814 Butternut St & Schneider	04/03/23	Inspection	Complaint Inspection	No Progress	
814 Butternut St & Schneider	04/25/23	Inspection	Complaint Inspection	Pass	
814 Butternut St & Schneider	06/30/23	Violation	Section 105.2.3 Approval of construction documents	Closed	
814 Butternut St & Schneider	06/30/23	Violation	SPCC - Section 27-73 (a) - Exterior Surfaces	Closed	
814 Butternut St & Schneider	06/30/23	Violation	2020 FCNYS- - 105.2 - Building permits	Closed	
814 Butternut St & Schneider	07/24/23	Inspection	Complaint Inspection	No Progress	
814 Butternut St & Schneider	08/10/23	Permit Application	Com. Reno/Rem/Chg Occ	Issued	49794 | EMERGENCY GARAGE WALL REPAIR
814 Butternut St & Schneider	08/11/23	Completed Complaint	Smoke Alarm Certification	Completed	2023-05436
814 Butternut St & Schneider	08/16/23	Inspection	Complaint Inspection	No Progress	
814 Butternut St & Schneider	08/25/23	Inspection	Inspector Notification	In Progress	
814 Butternut St & Schneider	09/01/23	Completed Complaint	Property Maintenance-Ext	Resolved	2023-04577 | Repair Damaged Garage
814 Butternut St & Schneider	09/07/23	Inspection	Complaint Inspection	Pass	
814 Butternut St & Schneider	09/18/23	Inspection	Final Inspection	Pass	
814 Butternut St & Schneider	09/19/23	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	49794 | EMERGENCY GARAGE WALL REPAIR | Certificate of Completion #49794
814 Butternut St & Schneider	03/04/24	Inspection	Codes - Licensing	Pass	
814 Butternut St & Schneider	06/24/24	Completed Complaint	Tobacco License	Certificate: Issued	TL-2024-0062 | Family Food Mart

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
814 Butternut St & Schneider	10/01/24	Completed Complaint	Smoke Alarm Certification	Completed	2024-07272
814 Butternut St & Schneider	07/24/25	Complaint	Cert of Use - Food Store	Certificate: Admin	CU2025-0226 | Family Food Market
814 Butternut St & Schneider	09/24/25	Completed Complaint	Cert of Use - Food Store	Admin-Closed	CU2014-0159 | Family Food Market
814 Butternut St & Schneider	10/14/25	Completed Complaint	Smoke Alarm Certification	Completed	2025-08391 | Smoke Cert
814 Butternut St & Schneider	10/23/25	Inspection	Codes - Licensing	In Progress	
814 Butternut St & Schneider	10/27/25	Inspection	Fire Prevention - Licensing	Pass	
814 Butternut St & Schneider	10/28/25	Inspection	Complaint Inspection	Pass	
814 Butternut St & Schneider	10/30/25	Inspection	Fire Prevention - Licensing	Pass	
814 Butternut St & Schneider	11/05/25	Inspection	Codes - Licensing	Pass	
814 Butternut St & Schneider	11/05/25	Completed Complaint	Tobacco License	Certificate: Issued	TL-2025-0083 | Family Food Market
814 Butternut St & Schneider	09/04/26	Inspection	Tickle Date (Follow Up)	<None>	
814 Butternut St & Schneider	09/30/26	Inspection	Tickle Date (Follow Up)	<None>	

Business Certificate of Use

License # CU2014-[redacted]

Issued: 12/01/2023
Expiration Date: 12/1/2025

This Certificate of Use is granted to: **Family Food Market**
814 Butternut St
Syracuse, NY 13203

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

Division of Code Enforcement

Date Issued: 03/17/2023

Expires: 03/14/2025

Fee Paid: $175

New York State
Department of Agriculture and Markets
Albany, NY 12235

FOOD PROCESSING LICENSE

Entity No.: 1

Certificate N

Estab No.:

[redacted]

Pursuant to Article 20-C of the Agriculture and Markets Law, the licensee is authorized to perform those activities for which it has applied to be performed at this location.

This license cannot be sold or transferred.

ZOKARI HAMED
FAMILY FOOD MARKET
814 BUTTERNUT ST
SYRACUSE, NY 13208

EXCELSIOR
E PLURIBUS UNUM

Richard A. Ball
Commissioner

Certificate of Authority

Identification number

[redacted]

(Use this number on all returns and correspondence)

VALIDATED

10/1/2012

Dept of Tax
and Finance

HAMED ZOKARI
FAMILY FOOD MARKET
814 BUTTERNUT ST
SYRACUSE NY 13208-2724

is authorized to collect sales and use taxes under Articles 28 and 29 of the New York State Tax Law.

Nontransferable

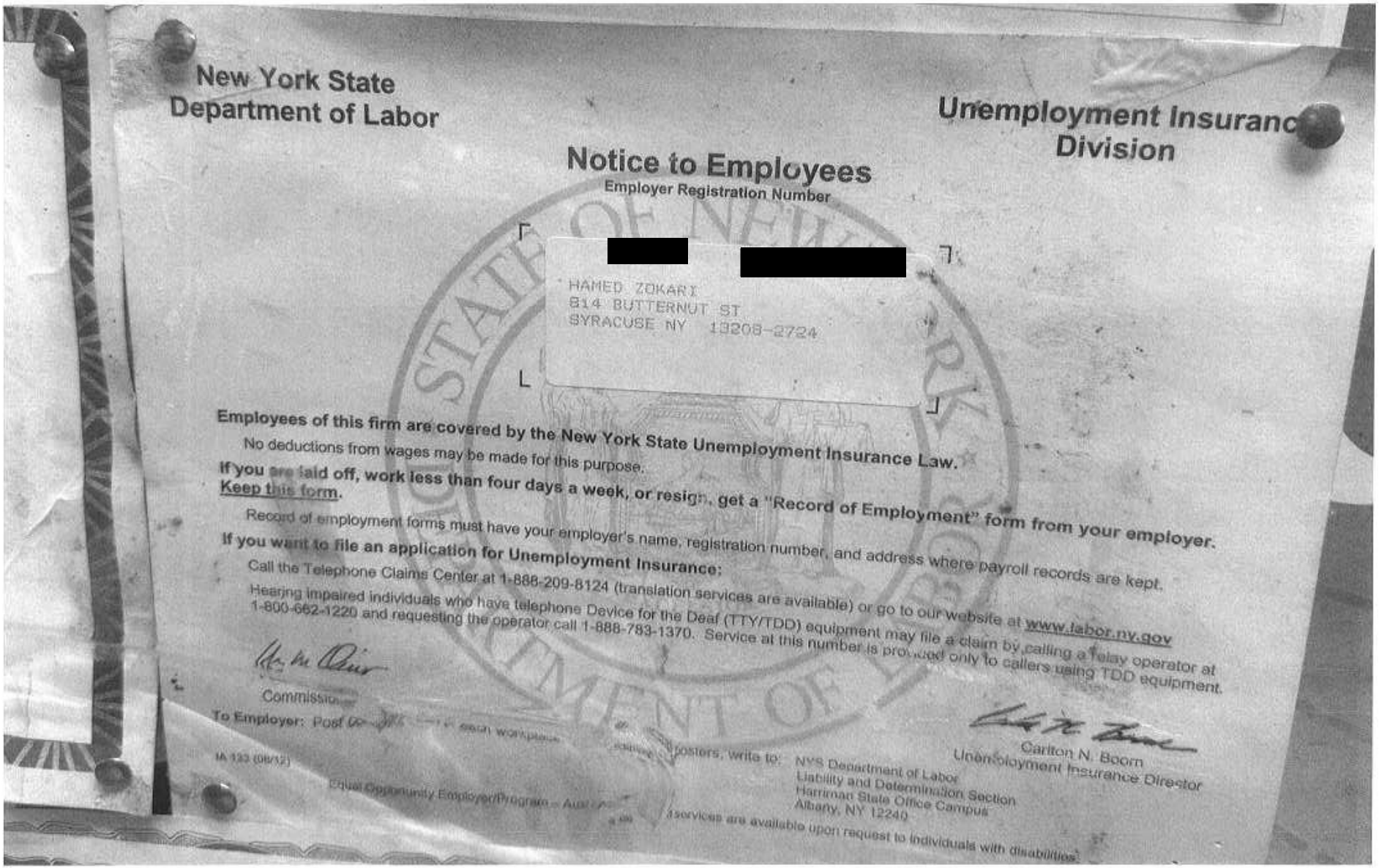
This certificate must be prominently displayed at your place of business.
Fraudulent or other improper use of this certificate will cause it to be revoked.
The certificate may not be photocopied or reproduced.

[redacted]

[redacted]

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DTF-17-A (9/10)



New York State
Department of Labor

Unemployment Insurance
Division

Notice to Employees

Employer Registration Number

[redacted] [redacted]

HAMED ZOKARI
814 BUTTERNUT ST
SYRACUSE NY 13208-2724

Employees of this firm are covered by the New York State Unemployment Insurance Law.

No deductions from wages may be made for this purpose.

If you are laid off, work less than four days a week, or resign, get a "Record of Employment" form from your employer. Keep this form.

Record of employment forms must have your employer's name, registration number, and address where payroll records are kept.

If you want to file an application for Unemployment Insurance:

Call the Telephone Claims Center at 1-888-209-8124 (translation services are available) or go to our website at www.labor.ny.gov

Hearing impaired individuals who have telephone Device for the Deaf (TTY/TDD) equipment may file a claim by calling a relay operator at 1-800-662-1220 and requesting the operator call 1-888-783-1370. Service at this number is provided only to callers using TDD equipment.

Commissioner

Carlton N. Boorn
Unemployment Insurance Director

To Employer: Post [illegible] in a conspicuous place in your workplace. [illegible] posters, write to: NYS Department of Labor, Liability and Determination Section, Harriman State Office Campus, Albany, NY 12240

IA 133 (08/12)

Equal Opportunity Employer/Program – Auxiliary aids and services are available upon request to individuals with disabilities.

Grocery Store
License ID: [redacted]
County: Onondaga
Legacy Serial #: [redacted]

State Liquor Authority

Effective Date: 02/01/2025
Expiration Date: 01/31/2028

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
1.

HAMED ZOKARI
FAMILY FOOD MARKET
814 BUTTERNUT ST
SYRACUSE, New York 13208

[redacted]

Certificate No. [redacted]

Lily M. Fan
Chair

Licenses issued under this chapter shall contain, in addition to any further information or material to be prescribed by the rules of the liquor authority, the following information: (a) Name of person to whom license is issued; (b) kind of license and what kind of traffic in alcoholic beverages is thereby permitted; (c) description by street and number, or otherwise, of licensed premises; (d) a statement in substance that such license shall not be deemed a property or vested right, and that it may be revoked at any time pursuant to law.

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

SP-2026-1

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Samuel Prescott	See Staff Report
Planning Commission	In Review		
DPW Traffic Control	Approved	Charles Galfrancesco	
DPW Transportation	Conditionally Approved	Mason Molesso	The following site issues shall be address as part of DPW Transportation Conditional Approval: 1. The empty tree pit located along Butternut, to the right of the business main entry, shall be planted out or returned to brick paver. The empty pit creates a safety hazard along the sidewalk and shall be corrected prior to issuance of SUP. 2. Sidewalk in right of way along Schneider shall be replaced with concrete. Asphalt is not permissible as surfacing type in the right of way, sidewalks need to be returned to concrete. 3. Parking in front of 131 Schneider shall align with the over head garage doors, parking or vehicle encroachment into the ROW is not permitted at any time
Engineering- SWPPP	Conditionally Approved	Mirza Malkoc	- No objection to the special use permit - This is just a reminder that any future development on this property is subject to City of Syracuse review and approval before any work commences.

Parks and Forestry	Approved	Jeff Romano	No impacts on Forestry
DPW Sanitation and Sewers	Approved	Vinny Esposito	
Landmark Preservation	Not Required	Kate Auwaerter	