



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

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

<u>R-2026-56</u>	<u>Staff Report –August 10, 2026</u>
<u>Application Type:</u>	Resubdivision
<u>Project Address:</u>	2126-28 South Avenue (Tax ID: 079.-20-18.0), 2130 South Avenue (Tax ID: 079.-20-19.0)
<u>Summary of Proposed Action:</u>	The applicant intends to combine two vacant lots into one new lot to create a new buildable lot for future construction of a single family home. Total square footage of New Lot 19A: 0.246 Acres / 10,707 SF
<u>Owner/Applicant</u>	Greater Syracuse Property Development Corporation (Owner/Applicant)
<u>Existing Zone District:</u>	The two parcels involved in the resubdivision are located in the Small Lot Residential (R3) Zone District.
<u>Surrounding Zone Districts:</u>	The neighboring properties to the west and south are located in the Single-Unit Residential (R1) Zone District. The neighboring properties to the north are located in the Low Density Residential (R2) Zone District. The neighboring properties to the east are located in the Open Space (OS) Zone District.
<u>Companion Application(s)</u>	N/A
<u>Scope of Work:</u>	The applicant proposes combining two vacant parcels.
<u>Facts on Project & Staff Analysis:</u>	<u>Dimensional Standards</u> - The proposed resubdivided lot meets the Dimensional Standards of the R3 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec.2.4 B for “Single-Unit Detached Dwellings”. - The lot area requirement for the residential use type of “Single-Unit Detached Dwelling” in the R3 Zone District is 3,500 SF, and the proposed lot will be 10,707 SF, thus conforming for their proposed use type. - The lot width minimum for “Single-Unit Detached Dwellings” in the R3 Zone District is 35 FT, and the proposed lot width along South Ave. is 90 FT, thus conforming to the requirement of SZO for the proposed use. <u>Facts on Project</u> - The land use of “Single-Unit Detached Dwelling” is permitted by right in the R3 Zone District. - The proposed resubdivision will create a desirable corner lot for a “Single-Unit Detached Dwelling”. - The According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 19A will be 100 Hutchinson Ave.
<u>Staff Recommendation:</u>	Staff recommend approving this project
<u>Recommended Conditions if Approved:</u>	1. Applicant shall successfully file the resubdivision map of R-2026-11 in the Onondaga County Clerk's office within 62 days of resubdivision approval.
<u>Zoning Procedural History:</u>	- No Zoning Procedural History.
<u>Summary of Zoning History:</u>	- 2126-28 South Avenue previously contained a Two-Unit Detached Dwelling that was demolished in 2017 via permit number 30620. 2130 South Avenue has been confirmed vacant land Since 1987.
<u>Code Enforcement History:</u>	See attached Code Enforcement history.
<u>Zoning Violations:</u>	The proposed lot has no zoning violations.

Summary of Changes:	This is not a continued application.
Property Characteristics:	<u>Existing Lots</u>
	2126-28 South Ave. The subject property at 2126-28 South Ave. is an irregularly shaped parcel with a lot size of 5793 SF (0.133 Acres). The property has one street frontage with 50 FT of frontage along South Ave, which is located on the eastern boundary. The northern property line borders 113 Fairfield Ave for 24.52 FT and 2120 South Ave for 114.18 FT. The southern property line borders 2130 South Ave. for 94 FT and the western property line borders 102 Hutchinson Ave. for 38.83 FT. The property is currently vacant land.
	2130 South Ave. The subject property at 2126-28 South Ave. is an irregularly shaped parcel measuring 4914 SF (0.113) Acres. The property has two street frontages with 40 FT of frontage along South Ave., which is located on the eastern boundary and 60.80 FT of frontage along Hutchinson Ave., which is located on the southern boundary. The northern property line borders 2126-28 South Ave for 114.18 FT. The western property line borders 102 Hutchinson for 93.17 FT. The property is currently vacant land.
	<u>Proposed Lot</u>
	Lot 19A The proposed lot 19A is an irregularly shaped parcel with a lot size of 10,707 SF (0.246 Acres). The property has two street frontages with 90 FT of frontage along South Ave. which is located on the eastern property line and 90.80 FT of frontage along Hutchinson Ave. which is located on the southern boundary. The western property line borders 102 Hutchinson for 93.17 FT. The northern property line borders 113 Fairfield Ave for 24.52 FT and 2120 South Ave for 114.18 FT.
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria for Onondaga County’s review

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Proposed Resubdivision on Lots 18, 19 and Part of Lot 17, Block 7 of the Elmwood Park Extension To be New Lot 19A. Known as No. 100 Hutchinson Avenue, City of Syracuse, County of Onondaga, State of New York” Drawn by Michael J. McCully Land Surveyors, PLLC. Stamped by Michael J. McCully Dated 04-16-2026. Scale 120’

Attachments:

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



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

Context Maps:

Figure 1: Zone District of Subject Property

Description: Figure 1 shows the current Zone District of the subject property.

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



Figure 2: Aerial Imagery of Subject Property



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

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



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator
Director of Zoning

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Masihullah Onary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative
Specialist

To: Katelyn Wright
Greater Syracuse Property Development Corporation
1941 S. Salina St.
Syracuse, NY 13205

6/12/2026

Re: Application Completeness for Lot Alteration R-2026-56, 2126-28 South Ave.

Dear Katelyn,

On 6/12/2026, Rebeca Baker determined the proposed project R-2026-56, at 2126-28 South Ave. has all the required submittals for the application to be complete.

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

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

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

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

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

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

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

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

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

www.syr.gov/Departments/Zoning-Administration

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

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
☒ Resubdivision:	Merge two residential parcels	2 to 1	10715.76 SF
☐ Lot Alteration:	_____	_____	_____

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 2126-28 South Ave	079.-20-18.0	GSPDC	11/6/2015
2) 2130 South Ave	079.-20-19.0	GSPDC	1/31/2022
3) _____	_____	_____	_____
4) _____	_____	_____	_____

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

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

1) _____ 2) _____ 3) _____

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

☐ Demolition (full and partial): _____

☐ New Construction: _____

☐ Façade (Exterior) Alterations: _____

☐ Site Changes: _____

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: _____

Current Land Use(s): _____ Residential

Proposed Land Use(s): _____ Residential

Number of Dwelling Units: _____

Days and Hours of Operation: _____

Number of Onsite Parking Spaces: _____

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

Applicant proposes to merge two residential parcels to create a buildable lot for future construction of a single family home.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

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

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Corporation		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 S. Salina St.		Syracuse	NY	13205	Phone: [REDACTED]
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> [REDACTED]
* Signature: <i>Katelyn Wright</i>			Date: 6/10/26		

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

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

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

*** OWNER SIGNATURE DECLARATION**

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

APPLICANT(S) (if applicable)

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

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

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Merge two residential parcels to create a buildable lot for future new construction			
Project Location (describe, and attach a location map): 2126-28 and 2130 South Ave in the city of Syracuse at the corner of South Ave and Hutchinson Ave			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation	Telephone:		
	E-Mail:		
Address: 1941 S. Salina St.			
City/PO: Syracuse	State: NY	Zip Code: 13205	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action? .246 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? .246 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

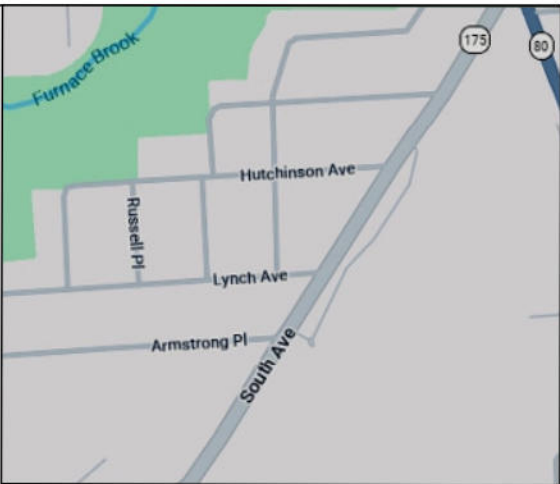
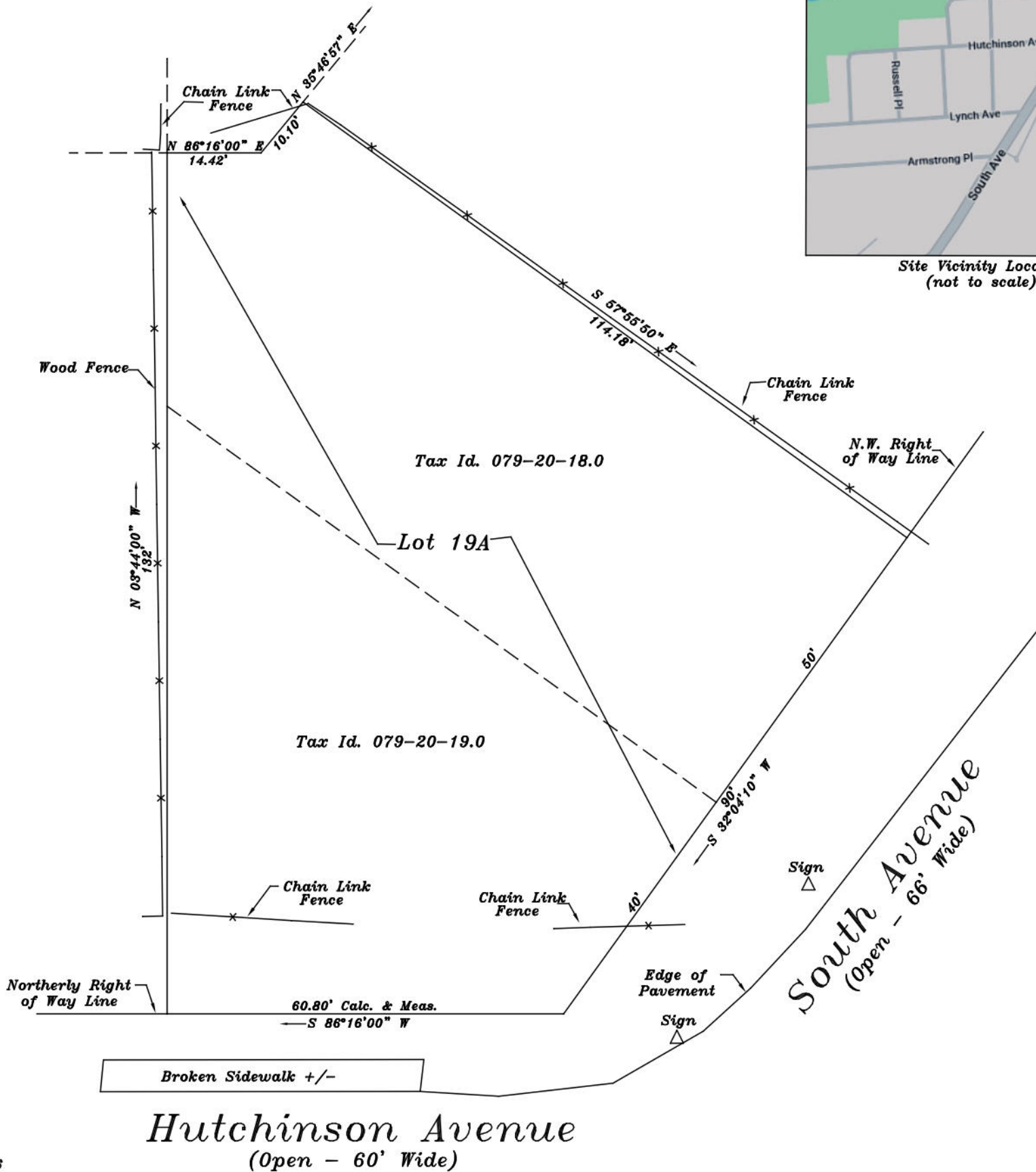
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or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

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

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

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

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Katelyn Wright</u> Date: <u>6/8/26</u> Signature: <u></u> Title: <u>Executive Director</u>		



Site Vicinity Locator
(not to scale)

Approvals

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 19 A Area = 10707 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation

Date of Fieldwork: 04-09-26
Tax Id#: 079-20-18 & 19
Deed: 2022/4759 & 5348/651
Abstract: Not Provided

Proposed Only

Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 815-5034		Proposed Resubdivision on Lots 18, 19 & Part of Lot 17, Block 7 of the Elmwood Park Extension To be New Lot 19A.	
I hereby certify that this map was made from an actual survey and same is correct.		Known as No. 100 Hutchinson Avenue, City of Syracuse, County of Onondaga State of New York	
M.J. McCully NYSLS 050696		Drawn by: PF0B	Scale: 1" = 20'
		Date(s): 04-16-26	



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.

Project: R-2026-56

Date: 8/4/2026

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Project: R-2026-56

Date: 8/10/2026

Short Environmental Assessment Form

Part 3 Determination of Significance

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

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
City of Syracuse Planning Commission	8/10/2026
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

City of Syracuse
Parcel History
 01/01/1900 - 08/04/2026
 Tax Map #: 079.-20-18.0
 Owners: GSPDC
 Zoning: R3

Address	Date	Transaction	Transaction Type	Status	Description
2126-28 South Ave	02/10/14	Completed Complaint	Sewer Back Up	Completed	2014-02625 sewer bu
2126-28 South Ave	02/14/14	Completed Complaint	Blue Bin: request new BB	Completed	2014-02297 Apt #1 and Apt #2, both need 2 bb
2126-28 South Ave	04/29/14	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
2126-28 South Ave	04/29/14	Inspection	Complaint Inspection	Fail	
2126-28 South Ave	05/06/14	Completed Complaint	Trash/Debris-Private, Occ	Completed	2014-08006 Trash dumped on side of house; can be seen on right side of house coming down South Ave toward Valley Dr. This trash has nothing to do with the round-up coming up; this trash has been there for a while. Complainant at 2120 South Ave, has no issue with you coming onto her property to get a better look; and you may contact her if necessary. Complainant says it's not the tenants dumping the mess, it's the maintenance people for that property creating this mess.
2126-28 South Ave	05/06/14	Inspection	Complaint Re-Inspection	Pass	
2126-28 South Ave	07/31/14	Inspection	Complaint Inspection	Fail	
2126-28 South Ave	07/31/14	Violation	2010 IMC - Section 704.2 - Smoke alarms	Closed	
2126-28 South Ave	07/31/14	Violation	2010 IMC - Section 705.1 - General	Closed	
2126-28 South Ave	07/31/14	Violation	2010 IMC - Section 603.1 - Mechanical appliances	Closed	
2126-28 South Ave	07/31/14	Violation	SPCC - Section 27-11 (c) (5) Owner responsibilities	Closed	
2126-28 South Ave	07/31/14	Violation	2010 IMC - Section 304.7 - Roofs and drainage	Closed	
2126-28 South Ave	07/31/14	Violation	2010 IMC - Section 305.3 - Interior surfaces	Closed	
2126-28 South Ave	08/05/14	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2126-28 South Ave	08/19/14	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	09/09/14	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	09/26/14	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	10/15/14	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	11/03/14	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	11/20/14	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	12/09/14	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	01/02/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	01/21/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	02/09/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	02/26/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	03/16/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	04/02/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	04/21/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	05/08/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	05/28/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	06/19/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	07/20/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	08/24/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	09/24/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	10/06/15	Inspection	Complaint Inspection	Fail	
2126-28 South Ave	10/06/15	Violation	2010 IMC - Section 107.1.3 - Premises Unfit for Human Occupancy	Closed	
2126-28 South Ave	10/06/15	Violation	2010 IMC - Section 505.3 - Supply	Closed	
2126-28 South Ave	10/21/15	Inspection	Progress Inspection	No Progress	
2126-28 South Ave	10/23/15	Completed Complaint	Property Maintenance-Int	Completed	2015-28210 2128 South Ave: No water, roof sinking in when it rains
2126-28 South Ave	10/23/15	Inspection	Progress Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2126-28 South Ave	10/29/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	12/03/15	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	01/07/16	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	02/18/16	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	04/07/16	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	06/01/16	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	08/03/16	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	09/28/16	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	11/09/16	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	12/21/16	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	01/31/17	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	03/30/17	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	05/18/17	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	06/29/17	Inspection	Complaint Inspection	No Progress	
2126-28 South Ave	08/17/17	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	10/05/17	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	11/08/17	Permit Application	Demolition	Issued	30620 Demolition of a 2-story 2-family
2126-28 South Ave	11/09/17	Inspection	Inspector Notification	In Progress	
2126-28 South Ave	11/23/17	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	12/21/17	Inspection	Final Inspection	Pass	
2126-28 South Ave	12/22/17	Completed Permit	Demolition	Certificate Issued	30620 Demolition of a 2-story 2-family Certificate of Completion #30620
2126-28 South Ave	01/05/18	Inspection	Complaint Re-Inspection	No Progress	
2126-28 South Ave	02/16/18	Completed Complaint	Property Maintenance-Int	Completed	2014-20668 Upstairs apt: ceiling has fallen in
2126-28 South Ave	02/16/18	Inspection	Complaint Re-Inspection	Pass	

Parcel History

01/01/1900 - 08/04/2026

Tax Map #: 079.-20-19.0

Owners: GSPDC

Zoning: R3

Address	Date	Transaction	Transaction Type	Status	Description
2130 South Ave & Hutchinson Av	06/14/16	Completed Complaint	Overgrowth: Private, Occ	Completed	2016-15486 Grass needs to be cut back further so vehicles can see traffic coming down the hill.

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision **R-2026-56**

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	8/10/2026 CPC Meeting		
Eng. Mapping-Zoning	Approved	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 316 -Any sitework at this location will require review and there are 2 City ROW markers in the immediate area. 1 on property corner. These markers are protected by law and not to be disturbed under ANY circumstances.
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	-No objection to re-subdivision. -Any future construction/development on these lots will be subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	This is just a reminder that a Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.
Engineering Sewer	Conditionally Approved	Mirza Malkoc	-Sewer is available but the main along South Avenue is owned and maintained by the County. If a new sewer lateral connection is required along South Avenue than the County WEP Department needs to review and approve the proposal as well. -All installation & restoration work to be done to City of Syracuse specifications & details.
Landmark Preservation	N/A		