



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

<i>R-2026-64</i>	<i>Staff Report –August 10, 2026</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	107 McAllister Avenue (Tax ID: 077-11-18.0), 109 McAllister Avenue (Tax ID: 077-11-17.0)
<i>Summary of Proposed Action:</i>	The applicant intends to combine two lots into one new lot. The applicant is proposing to merge a vacant lot with a residential parcel containing a “Two-Unit Detached Dwelling”, they plan to use the lot for a driveway and as additional yard space. Total square footage of New Lot 3A: 0.332 Acres (14443 SF)
<i>Owner/Applicant</i>	Jamilah and Jordan Damiani (Owners & applicant)
<i>Existing Zone District:</i>	The two parcels involved in the resubdivision are located in the Low Density Residential (R2) Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east are located in the Low Density Residential (R2) Zone District. The neighboring properties to the north & south are located in the Small Lot Residential (R3) Zone District. The neighboring properties to the west are located in the Neighborhood Center Mixed (MX-2) Zone District.
<i>Companion Application(s)</i>	There is a pending driveway application to establish a legal parking area for the residents of 109 McAllister Ave.
<i>Scope of Work:</i>	The applicant proposes combining a vacant nonconforming parcel with a residential parcel.
<i>Facts on Project & Staff Analysis:</i>	<u>Dimensional Standards</u> - The proposed resubdivided lot meets the Dimensional Standards of the R2 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.3 B for “Two-Unit Detached Dwelling”. - The lot area requirement for the residential use type of “Two-Unit Detached Dwelling” in the R2 Zone District is 3,000 SF, and the proposed lot will be 14,443 SF, thus conforming for their proposed use type. - The lot width minimum for “Two-Unit Detached Dwellings” in the R2 Zone District is 40 FT, and the proposed lot width along McAllister Ave. is 90 FT, thus conforming to the requirement of SZO for the proposed use. <u>Facts on Project</u> - The land use of “Two-Unit Detached Dwelling” is permitted by right in the R2 Zone District. - The According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 3A will be 109 McAllister Ave.
<i>Staff Recommendation:</i>	Staff recommend approving this project
<i>Recommended Conditions if Approved:</i>	1. Applicant shall successfully file the resubdivision map of R-2026-64 in the Onondaga County Clerk's office within 62 days of resubdivision approval. 2. The applicant shall apply for all applicable permits for site improvements from the Central Permit Office.
<i>Zoning Procedural History:</i>	- No Zoning Procedural History, this property has been utilized as a two-family home since being built in 1920.
<i>Summary of Zoning History:</i>	- N/A

Code Enforcement History:	See attached Code Enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<u>Existing Lots</u> 109 McAllister Ave. The subject property at 109 McAllister Ave. is a regularly shaped parcel with a lot size of 6592.5 SF (0.151 Acres). The property has one street frontage with 45 FT of frontage along McAllister Ave. which is located on the southern property line. The eastern property line borders 111 McAllister Ave. for 146.5 FT. The northern property line borders 128 Amherst Ave for 20.35 FT and 124 Amherst Ave for 24.67 FT. The western property line borders 107 McAllister Ave. for 146.5 FT. The parcel contains a “Two-Unit Detached Dwelling”. 107 McAllister Ave. The subject property at 109 McAllister Ave. is an irregularly shaped parcel with a lot size of 7850.5 SF (0.180 Acres). The property has one street frontage with 45 FT of frontage along McAllister Ave. which is located on the southern property line. The eastern property line borders 109 McAllister Ave. for 146.5 FT. The northern property line borders 124 Amherst Ave for 15.16 FT, 120 Amherst Ave for 45 FT and 2503-17 Salina St S. for 16.18 FT. The western property line borders 2503-17 Salina St S. for 34.06 FT & 2525-27 Salina St S. for 115.9 FT. The parcel is vacant. <u>Proposed Lot</u> 3A The proposed lot 3A is an irregularly shaped parcel with a lot size of 14443 SF (0.332 Acres). The property has one street frontage with 90 FT of frontage along McAllister Ave. which is located on the southern property line. The eastern property line borders 111 McAllister Ave. for 146.5 FT. The northern property line borders 128 Amherst Ave for 20.35 FT, 124 Amherst Ave for 45 FT, 120 Amherst Ave for 45 FT and 2503-17 Salina St S. for 16.18 FT. The western property line borders 2503-17 Salina St S. for 34.06 FT & 2525-27 Salina St S. for 115.9 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 2 & 3 of the McAllister Tract. To Be New Lot 3A. Known as 109 McAllister Avenue, City of Syracuse, County of Onondaga, City of New York” Drawn by Michael J. McCully Land Surveying PLLC. Stamped by Michael J. McCully, Dated 06/15/2026. Scale 1” = 20’

Attachments:

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

Context Maps:

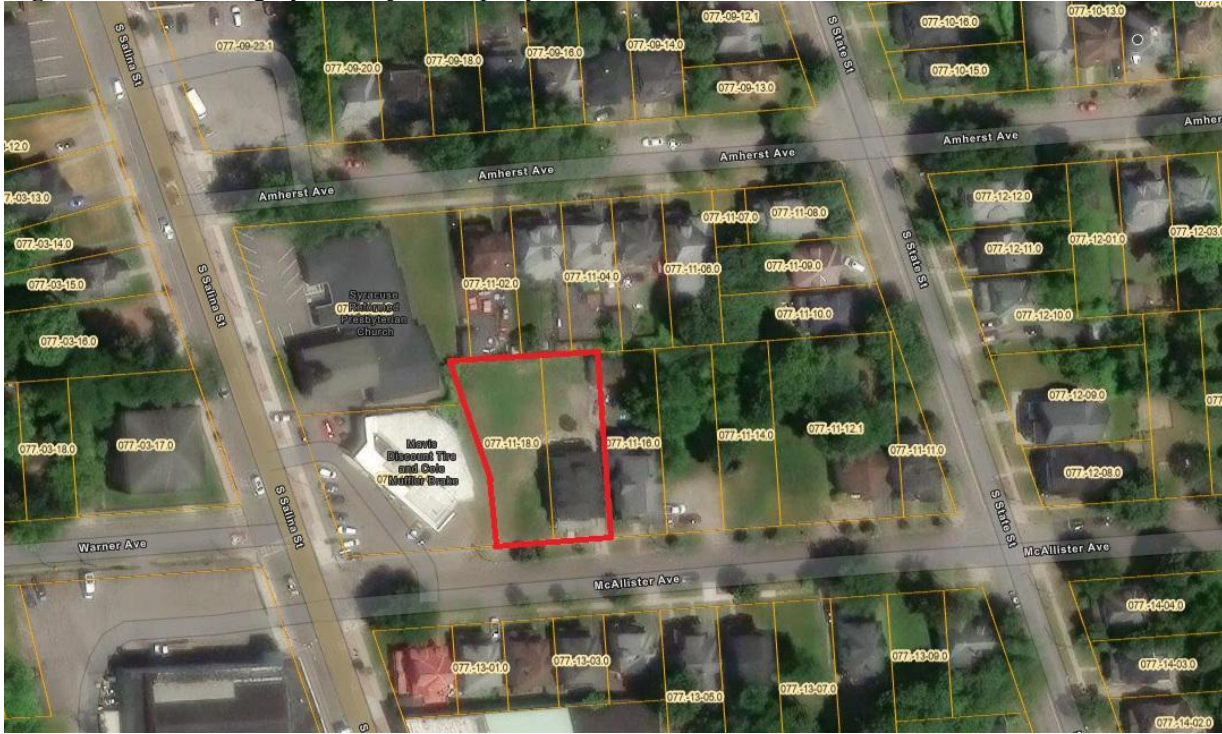
Figure 1: Zone District of Subject Property



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

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

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Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative
Specialist

To: Jamilah Damiani
109 McAllister Ave.
Syracuse, NY 13204

7/21/2026

Re: Application Completeness for Lot Alteration R-2026-64 107 McAllister Ave.

Dear Ms. Jamilah Damiani,

On 7/21/2026, Rebeca Baker determined the proposed project R-2026-64, at 107 McAllister 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

INTERNAL USE ONLY

Your Submission Details

Submission Number:

R-2026-64

Status:

Scheduling and Notice of City Planning Commission Public Hearings

Message:

8/10/2026 CPC

Applicant Name:

Hilary Donohue

Applicant Email:

Primary Location:

107 MCALLISTER AVE, 13205

Primary APN:

077.-11-18.0

Submission Type:

Zoning Applications > Resubdivision/Lot Alteration

Last Updated:

August 5, 2026

Submission URL:

<https://app.oncamino.com/syracuse/ny/dashboard/submissions/820503/guide>

Contact the agency for more help



(315) 448-8600



zoning@syr.gov hpan@syr.gov



300 South State St.,
Syracuse

1

Getting Started

0

Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant

INTERNAL USE ONLY

Data Fields

General Project Information

1 If yes to Site Changes, please describe

New driveway from city sidewalk to parking area, new parking area with spaces for 4 cars, new wood fence at perimeter, new house walk from sidewalk to parking area to back entry door.

2 Does this project include Site Changes?

Yes

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

4 Does this project include Façade (Exterior) Alterations?

No

5 If yes to New Construction, please describe

6 Does this project include New Construction?

No

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

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

No

9 Number of on-site parking spaces

4.0

10 Resubdivision/Lot Alteration Project Description

Jordan and Jamilah Damiani live in the first floor unit at 109 McAllister Ave. They purchased the vacant lot next door at 107 McAllister Ave. They are proposing to merge the two parcels and extend a driveway from the existing apron/curb cut and build a parking area for the two-family house use.

11 Current Days and Hours of Operation

12 Proposed Land Use(s)

INTERNAL USE ONLY

13 Current Land Use(s)

Two family home, vacant lot

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

107 McAllister Ave, Tax ID 077-11-18.0, Jamilah and Jordan Damiani, 12/6/23 109 McAllister Ave, Tax ID 077-11-17.0, Jamilah and Jordan Damiani, 6/4/25

15 Resubdivision/Lot Alteration Project Name

107-09 McAllister Ave

16 Total Area

14443.0

17 Number of Lots

2.0

18 Subdivision Name

107-09 McAllister Ave

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

20 Current Number of Dwelling Units

2.0

Resubdivision/Lot Alteration/Three-Mile Limits Application



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

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: Jamilah Damiani	
Signature: <i>Jamilah Damiani</i>	Date: 07/11/2026
Mailing address: 109 McAllister Ave., Syracuse, NY 13204	
Phone: [REDACTED]	Email: [REDACTED]
Print owner's name: Jordan Damiani	
Signature: <i>Jordan Damiani</i>	Date: 07/11/2026
Mailing address: 109 McAllister Ave., Syracuse, NY 13205	
Phone: [REDACTED]	Email: [REDACTED]
Print owner's name:	
Signature:	Date: 07/11/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 07/11/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 07/11/2026
Mailing address:	
Phone:	Email:

Resubdivision/Lot Alteration/Three-Mile Limits Application



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

Print applicant's name: Jamilah Damiani	
Signature: <i>Jamilah Damiani</i>	Date: 07/11/2026
Mailing address: 109 McAllister Ave., Syracuse, NY 13205	
Phone: [REDACTED]	Email: [REDACTED]
Print authorized representative's name (if applicable):	
Signature:	Date: 07/11/2026
Mailing address:	
Phone:	Email:
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.	

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: 107-09 McAllister Ave Resub			
Project Location (describe, and attach a location map): 107-09 McAllister Ave			
Brief Description of Proposed Action: This application is to join two parcels together so the owner of the two-family house can install a new driveway/off-street parking.			
Name of Applicant or Sponsor: Hilary Donohue		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 408 Otisco St			
City/PO: Syracuse		State: NY	Zip Code: 13204
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: Driveway permit, City of Syracuse Permit Office			NO ☐
			YES ☒
3. a. Total acreage of the site of the proposed action? _____ .33 acres b. Total acreage to be physically disturbed? _____ .036 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .33 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			

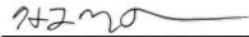
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed 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: NA _____ _____	☒	☐	
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: _____ _____ _____			

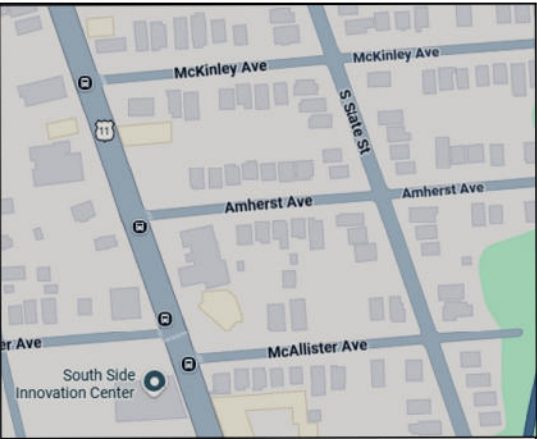
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or 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>Hilary Donohue</u> Date: <u>7/11/26</u> Signature: <u></u> Title: <u>Owner/Architect</u>		



Site Vicinity Locator (not to scale)

Lot 1

Lot 3A

Lot 4

Two Story Frame House No. 109

Deck

Porch

Frame Shed

Chain Link Fence +/-

Frame Garage

Broken Tarvia/Concrete

Porch

Masonry Curb

Right-of-Way 5439/714

Northerly Right of Way Line

McAllister Avenue (Open - 60' Wide)

119.17' City Engineer and Measured to South Salina Street

71.07' Calc. & Meas.

116.07'

45'

99.96' Calc. & Meas.

50'

45'

90'

S 85°28'20" W

11.9'

10.5'

11.7'

17.6'

31.3'

45'

19.2'

4.5'

5.2'

1.5'

3.0'

9.9'

1.5'

2.2'

2.8'

9.8'

2.5'

4.0'

10.4'

3.9'

4.0'

146.5'

2.9'

30.3'

40.8'

8.9'

**119.17' City Engineer
and Measured to South
Salina Street**

McAllister Avenue
(Open - 60' Wide)

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 3A Area = 14443 Sq. Ft.*
**Parcel(s) Owner : Greater Syracuse Property Development Corporation and Damiani*

****Proposed Only****

Date of Fieldwork: 06-11-26
Tax Id#: 077-11-17.0 & 18.0
Deed: 2025/17051 & 2023/40737
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.



*Proposed Resubdivision on Lots 2 &
3 of the McAllister Tract.
To be New Lot 3A.*

Known as No. 109 McAllister Avenue,
City of Syracuse, County of Onondaga
State of New York

Drawn by: PF0B

Scale: 1" = 20'

Date(s): 06-15-26

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.

Project: R-2026-64

Date: 8/5/2026

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?	☒	☐

Project: R-2026-64

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 - 08/05/2026

Tax Map #: 077.-11-17.0

Owners: Jamilah Damiani, Jordan Damiani, Melissa Worthley

Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
109 Mcallister Ave	12/13/12	Inspection	Complaint Inspection	Fail	
109 Mcallister Ave	12/13/12	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
109 Mcallister Ave	12/13/12	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
109 Mcallister Ave	01/13/14	Inspection	Complaint Inspection	Fail	
109 Mcallister Ave	01/13/14	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Closed	
109 Mcallister Ave	05/04/16	Completed Complaint	Pot Holes in Road	Completed	2016-11140 pot hole
109 Mcallister Ave	01/12/21	Inspection	Complaint Inspection	Fail	
109 Mcallister Ave	01/24/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
109 Mcallister Ave	01/27/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
109 Mcallister Ave	02/24/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
109 Mcallister Ave	03/25/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
109 Mcallister Ave	04/22/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
109 Mcallister Ave	05/20/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
109 Mcallister Ave	06/17/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
109 Mcallister Ave	07/15/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
109 Mcallister Ave	08/12/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
109 Mcallister Ave	09/23/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
109 Mcallister Ave	10/21/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
109 Mcallister Ave	11/10/21	Permit Application	Demolition	Issued	45220 Garage demolition - Garage was not removed - new contractor called 1/11/24

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
109 Mcallister Ave	11/10/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
109 Mcallister Ave	11/12/21	Inspection	Inspector Notification	In Progress	
109 Mcallister Ave	12/08/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
109 Mcallister Ave	01/04/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
109 Mcallister Ave	02/02/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
109 Mcallister Ave	03/02/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
109 Mcallister Ave	03/14/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
109 Mcallister Ave	06/24/22	Completed Complaint	Property Maintenance-Ext	Admin-Closed	2012-27316 Vacant House
109 Mcallister Ave	06/24/22	Inspection	Final Inspection	Pass	
109 Mcallister Ave	06/24/22	Completed Permit	Demolition	Certificate Issued	45220 Garage demolition - Garage was not removed - new contractor called 1/11/24 Certificate of Completion #45220
109 Mcallister Ave	06/07/23	Permit Application	Res. Remodel/Chg Occ	Issued	48925 Change of Occupancy 3 family to 2 family 3/7/24 permit amended for porch 1/17/23 permit amended for foundation RFI sent
109 Mcallister Ave	08/25/23	Permit	Res. Remodel/Chg Occ	Open	48925 Change of Occupancy 3 family to 2 family 3/7/24 permit amended for porch 1/17/23 permit amended for foundation RFI sent Expires 08/25/2024
109 Mcallister Ave	09/19/23	Inspection	Complaint Inspection	Fail	
109 Mcallister Ave	09/19/23	Violation	2020 PMCNYS - Section 304.3 - Premises Identification	Closed	
109 Mcallister Ave	09/19/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Closed	

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Address	Date	Transaction	Transaction Type	Status	Description
109 Mcallister Ave	09/19/23	Violation	SGOC - Section 54-5(A) - Lead Abatement and Control Deteriorated Paint Violation - Exterior Residential	Closed	
109 Mcallister Ave	09/19/23	Violation	2020 PMCNYS - Section 304.18.2 - Windows	Closed	
109 Mcallister Ave	09/19/23	Violation	2020 PMCNYS - Section 304.10 Stairways, decks, porches, and balconies	Closed	
109 Mcallister Ave	10/11/23	Inspection	Complaint Re-Inspection	No Progress	
109 Mcallister Ave	10/11/23	Violation	2020 PMCNYS - Section 302.7- Accessory Structures	Closed	
109 Mcallister Ave	11/30/23	Inspection	Complaint Re-Inspection	No Progress	
109 Mcallister Ave	12/05/23	Inspection	Complaint Re-Inspection	No Progress	
109 Mcallister Ave	01/17/24	Inspection	Inspector Notification	In Progress	
109 Mcallister Ave	01/29/24	Inspection	Complaint Re-Inspection	No Progress	
109 Mcallister Ave	02/12/24	Inspection	Footer Inspection	In Progress	
109 Mcallister Ave	02/14/24	Inspection	Complaint Re-Inspection	In Progress	
109 Mcallister Ave	02/16/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	02/21/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	02/28/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	03/06/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	03/12/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	03/19/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	03/22/24	Inspection	Complaint Re-Inspection	In Progress	
109 Mcallister Ave	03/26/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	04/02/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	04/09/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	04/15/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	04/22/24	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
109 Mcallister Ave	04/22/24	Inspection	Complaint Re-Inspection	In Progress	
109 Mcallister Ave	04/26/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	05/03/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	05/09/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	05/15/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	05/16/24	Inspection	Complaint Re-Inspection	In Progress	
109 Mcallister Ave	05/23/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	06/03/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	06/12/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	06/26/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	06/27/24	Inspection	Complaint Re-Inspection	In Progress	
109 Mcallister Ave	07/11/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	07/19/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	07/25/24	Inspection	Complaint Re-Inspection	No Progress	
109 Mcallister Ave	07/26/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	08/06/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	08/13/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	08/21/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	09/03/24	Inspection	Vacant Property - Routine Inspection	No Progress	
109 Mcallister Ave	09/05/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	09/09/24	Inspection	Complaint Re-Inspection	In Progress	
109 Mcallister Ave	09/16/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	09/25/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	10/02/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	10/14/24	Inspection	Vacant Property - Routine Inspection	In Progress	
109 Mcallister Ave	10/18/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	10/29/24	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	11/12/24	Inspection	Progress Inspection	Pass	

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Address	Date	Transaction	Transaction Type	Status	Description
109 Mcallister Ave	11/19/24	Inspection	Vacant Property - Routine Inspection	In Progress	
109 Mcallister Ave	12/11/24	Inspection	Vacant Property - Routine Inspection	In Progress	
109 Mcallister Ave	12/27/24	Completed Complaint	Vacant House	Completed	V2023-1013 REMODEL COMPLETED, OWNER OCC 12/2024
109 Mcallister Ave	12/27/24	Inspection	Vacant Property - Routine Inspection	Pass	
109 Mcallister Ave	01/07/25	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	02/07/25	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	03/05/25	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	04/07/25	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	04/28/25	Inspection	Progress Inspection	No Progress	
109 Mcallister Ave	05/28/25	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	06/30/25	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	07/31/25	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	09/02/25	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	09/30/25	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	10/07/25	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	11/17/25	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	12/17/25	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	01/14/26	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	02/18/26	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	03/20/26	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	04/01/26	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	05/04/26	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	06/04/26	Inspection	Progress Inspection	In Progress	
109 Mcallister Ave	07/08/26	Inspection	Progress Inspection	No Progress	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision **R-2026-64**

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# 104
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	-No objection to the re-subdivision request. -Proposed elevations shall be graded to prevent stormwater sheet flow to adjoining properties & to the City of Syracuse R.O.W. -Employ standard erosion and sediment control practices during construction. Clean and sweep pavement of all construction debris immediately. Stabilize all lawn areas within 7 days, seed and mulch. Maintain/ensure grass growth is established. No concrete washout, sediment, or construction debris shall enter catch basins or the sewer system. Any such occurrence shall be removed/cleaned immediately. -All disturbed areas shall be seeded & mulched until it reaches 80% grass growth. -This is just a reminder that this permit does not allow the applicant to do any work in the City's ROW. Applicant needs to contact the Permit Department to see what additional permits are required to do work in the City's ROW.

Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	-No objection to the re-subdivision request. -Proposed elevations shall be graded to prevent stormwater sheet flow to adjoining properties & to the City of Syracuse R.O.W. -Employ standard erosion and sediment control practices during construction. Clean and sweep pavement of all construction debris immediately. Stabilize all lawn areas within 7 days, seed and mulch. Maintain/ensure grass growth is established. No concrete washout, sediment, or construction debris shall enter catch basins or the sewer system. Any such occurrence shall be removed/cleaned immediately. -All disturbed areas shall be seeded & mulched until it reaches 80% grass growth. -This is just a reminder that this permit does not allow the applicant to do any work in the City's ROW. Applicant needs to contact the Permit Department to see what additional permits are required to do work in the City's ROW.
Engineering Sewer	Conditionally Approved	Mirza Malkoc	-No objection to the re-subdivision request. -Proposed elevations shall be graded to prevent stormwater sheet flow to adjoining properties & to the City of Syracuse R.O.W. -Employ standard erosion and sediment control practices during construction. Clean and sweep pavement of all construction debris immediately. Stabilize all lawn areas within 7 days, seed and mulch. Maintain/ensure grass growth is established. No concrete washout, sediment, or construction debris shall enter catch basins or the sewer system. Any such occurrence shall be removed/cleaned immediately. -All disturbed areas shall be seeded & mulched until it reaches 80% grass growth. -This is just a reminder that this

			permit does not allow the applicant to do any work in the City's ROW. Applicant needs to contact the Permit Department to see what additional permits are required to do work in the City's ROW.
Landmark Preservation	N/A		