



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>SP-2026-24</i>	<i>Staff Report – August 10, 2026</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	2000 Park St & E Hiawatha Blvd. (Tax Map ID: 001.2-02-11.0)
<i>Summary of Proposed Action:</i>	The applicant intends to build out the existing 1,417 sq ft tenant space and establish a “Restaurant > 1,000 sq ft” land use type. “Restaurant > 1,000 sq ft” land use types are permitted by Special Use Permit under the regulations of the MX-3 Zone District. The proposed hours of operation are 11AM – 11PM No site changes are proposed as part of this application. Total site area: 0.268 Acres / 11,673 sq ft
<i>Owner/Applicant</i>	Ali Ismail (Owner) Minh Lam, Architect (Applicant & Representative)
<i>Existing Zone District:</i>	Mixed-Use Transition (MX-3) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, east, and west are within the Mixed-Use Transition, MX-3 Zone District; the neighboring properties to the south are within the Urban Core, MX-4 Zone District.
<i>Companion Application(s)</i>	MiSPR-2026-122 Minor Site Plan Review to establish “Restaurant > 1,000 sq ft” land use type On Hold
<i>Scope of Work:</i>	Exterior work: (1) No exterior work is proposed as part of this application, however a permit has been pulled relating to sitework to improve grading, stormwater retention, and paving. Interior work: (1) Building out 1,417 sq ft tenant space and establish a “Restaurant > 1,000 sq ft” land use type.
<i>Facts on Project:</i>	<u>Existing Conditions</u> - The existing site is occupied by a 1-story commercial building with parking in the front and the rear. <u>Nonconformities</u> - One nonconformity exists on the site, the total lot coverage is 100% which exceeds the maximum of 95% lot coverage for commercial uses in the MX-3 zone district. <u>Dimensional Standards</u> - The existing lot meets all setback standards of the MX-3 Zone District. - The existing coverage of the lot is 100%, which exceeds the maximum allowable coverage of 95%. <u>Use Specific Standards</u>

-

Local Land Use and Residential Compatibility

- The site is Mixed-Use Transition Zone District (MX-3), where the commercial use types including “Restaurant > 1,000 sqft” is permitted by Special Use Permit, which diversifies the land uses at the intersection of Park St. and E Hiawatha Blvd., where currently primarily contain large automobile repair and sales business as well as nearby restaurants and residential uses across Hiawatha Blvd. The introduction of an additional restaurant use here will not intensify this corridor. The proposed land use types are moderate compared to existing intensive vehicle related business.

Off-Street Parking and Loading

- Snow storage area shall be designated in the northern parking lot, preventing excessive snow from being pushed to encroach City ROW or onto adjacent properties.
- The rear parking area provides 8 parking spaces whereas 5 are required for 1400 sqft of “Restaurant > 1,000 sqft” with a 30% reduction due to proximity to transit
- The existing front parking and drive area are proposed to be reduced to not encroach into the City ROW.

Landscaping, Buffering, and Screening

- No additional buffering, landscaping, or screening is required, much of the grading has been done prior to the issuance of this land use approval and there are no nearby non-commercial uses that necessitate residential compatibility.
- Screening is proposed around the dumpster enclosure.

Site, Building Design, and Exterior Lighting

- The current front setback is in good repair, however it extends into the City ROW and will need to be returned to greenspace between the ROW and the area of the curb cut.

Signage

- Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.

Historic Preservation

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

Additional Standards, Building Placement, and Transparency

- No additional standards apply.

City Licensing Requirements

- All restaurants require a valid Certificate of Use for the duration of their business, one should be acquired prior to commencing operation.

<i>Staff Analysis:</i>	<u>Special Use Permit Approval Criteria</u> Consistency with the Intent of the Zoning Ordinance & Comprehensive Plan and Other City Policies The proposed use is permitted by Special Use Permit in the zone district and will provide additional dining opportunities for visitors to the nearby CNY Regional Market and the surrounding neighborhood. Compliance with applicable Standards of the Zoning Ordinance and other municipal departments' standards The project as proposed complies with the standards of the Syracuse Zoning Ordinance and permits have been issued for work currently underway on the surrounding lot. Compatibility with the Surrounding Area The surrounding street character is largely commercial in nature with small restaurants, assembly uses, retail shops, automobile related business, and the CNY Regional Market. The proposed use is not anymore intensive than the nearby uses. Compatible with the development of the general neighborhood and existing land uses Neighboring and nearby land use types are largely consistent with the proposed "Restaurant > 1,000 sq ft" land use type, site improvements underway should improve the condition of the surrounding area. Impacts on pedestrian and vehicular traffic Adequate parking is provided to the rear of the property, sidewalks along Hiawatha Blvd. and Park St. lead to the property as well providing good connection to the lot. Minimization of Adverse Impact on Health, Safety, and Welfare The project proposes no exterior alterations that would create hazardous conditions or encourage them, all required city, state and county licenses for serving food must be obtained prior to commencing business. Impacts on development of the subject property and the use of adjacent land and buildings The project proposes no new exterior alterations and there will be no physical impact to the nearby properties. Adequate Supporting Service Any fire or life safety alterations will require review and inspection by the City of Syracuse Code Enforcement prior to the issuance of the Certificate of Occupancy or Use.
	<i>Staff Recommendation:</i> Staff recommend approving this project.

<i>Recommend conditions if approved:</i>	1. The applicant shall comply with the general conditions for approval on the Special Use Permit application. (See the attached sheet General Conditions for a Special Use Permit) 2. Proposed curbing and landscaping within the ROW setback shall be installed to prevent vehicles from entering or parking within the public ROW. 3. Snow storage shall be maintained on-site in the designated area and shall not encroach into the public right-of-way or adjacent properties. 4. A Certificate of Use shall be maintained for the duration of the business.
<i>Zoning Procedural History:</i>	AS-87-60 Off-Premise Advertising for <i>Park Outdoors</i> Approved AS-88-18 Off-Premise Advertising for <i>Park Outdoor</i> Approved PR-19-10 Façade alterations for <i>Ahmed Convenience Store</i> and Change of Occupancy for Convenience Store with Restaurant. Approved PR-22-9 Façade alterations and site changes for <i>Ismail Fast-Food Take-Out</i> Approved
<i>Summary of Zoning History:</i>	In 1987 and 1988 Off-Premise Advertising Signage billboard were approved for <i>Park Outdoor Advertising</i>. In 2019 façade alterations were performed on the site as well as a Change of Occupancy to establish a Convenience Store with a Restaurant. In 2022 the same occurred for a new tenant <i>Ismail Fast-Food Take-Out</i>.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<u>Existing property characteristics</u> The subject property at 2000 Park St. is an irregularly shaped parcel with a lot size of 11,673 sq ft (0.268 Acres). The property has two street frontages with 70.54 FT of southern frontage along Park St. and 120.63 FT of eastern frontage along E Hiawatha Blvd. To the north, the property line borders 217-301 E Hiawatha Blvd. for 133.03 FT. To the west, the property line borders 2006-10 Park St. for 154.54 FT; The parcel is currently occupied by a 1 story commercial building, which is the subject structure, and the surrounding parcel is all paved with parking in the rear of the building and a billboard for the CNY Regional Market.

SEQR Determination:	Pursuant to the 6 NYCRR §617.5(c), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal qualifies for referral by the Onondaga County Planning Board, however is exempted by an intermunicipal agreement between the City of Syracuse and OCPB.

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

- Special Use Permit Application
- Short Environmental Assessment Form Part 1
- Floor Plan (Sheet A101) Alterations for: King of Halal Meals, 2000 Park Street, Syracuse, NY 13208; Drawn by MQL of MTPlusStudio, Dated 5/27/2026; Scale: as depicted.
- Map of Survey 2000 Park Street, TM# 1.2-02-11, Former Oswego Canal lands, City of Syracuse, Onondaga County – State of New York. Drawn by Spaulding Land Survey; Dated 01/24/2023; Scale: 1" = 20'

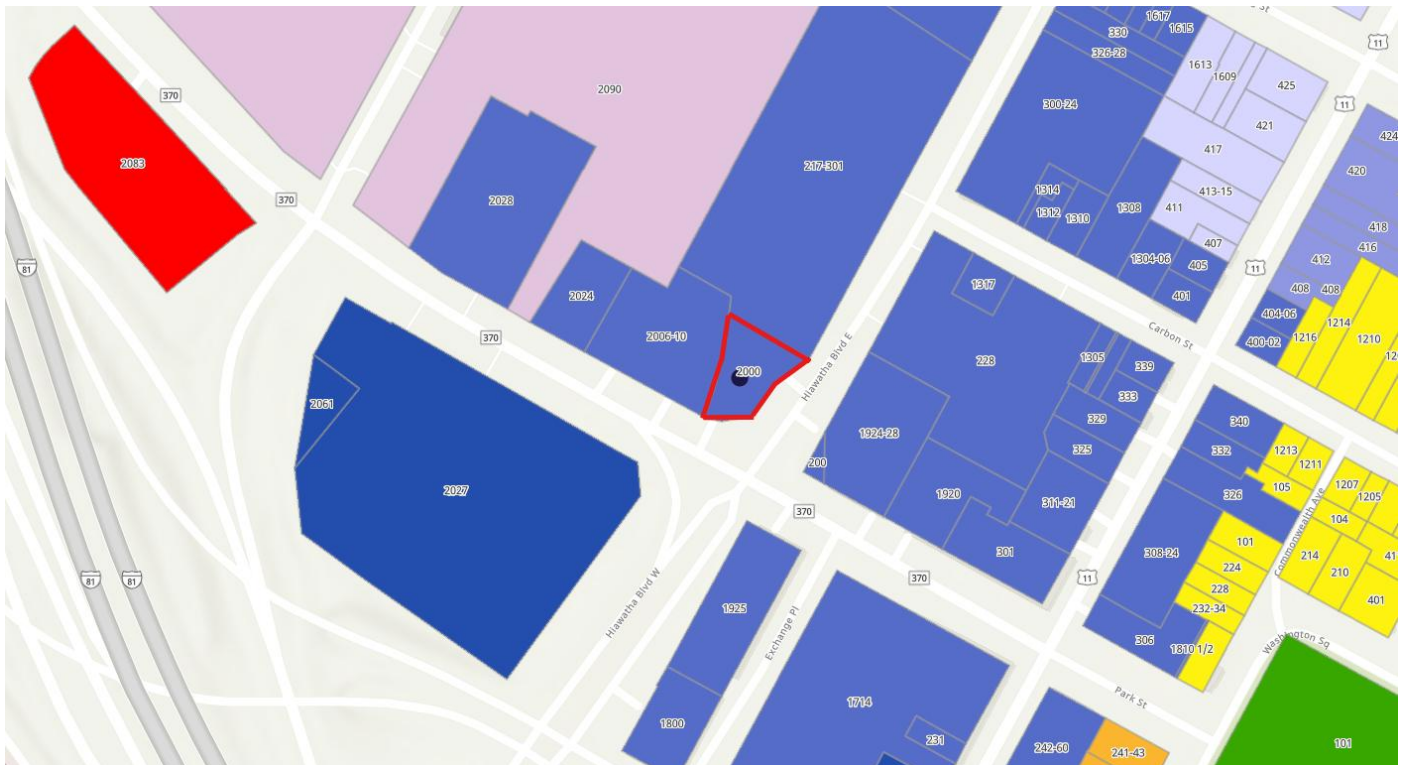
Attachments:

Special Use Permit Application
Code Enforcement History

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/>

ON THIS SITE, SP-2026-41 IS A SPECIAL USE PERMIT APPLICATION TO ESTABLISH A "RESTAURANT" 1,000 SQFT" LAND USE TYPE AT 2000 PARK ST. THE PROPERTY IS OWNED BY ALI M. ISMAIL AND IS IN THE MIXED-USE TRANSITION (MX-3) ZONE DISTRICT. THIS MATTER WILL BE DISCUSSED AT A PLANNING COMMISSION MEETING ON MONDAY, AUGUST 10TH, 2026, AT 6 P.M. IN THE COMMON COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW YORK. FOR MORE INFORMATION VISIT SYR.GOV/PC



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebeca Baker
Zoning Planner I

Masihullah Omry
Zoning Planner II

Samuel Prescott
Zoning Planner I

Ali Ismail
2000 Park St.
Syracuse, NY 13208

C.C: Minh Lam
7509 Moccasin Path,
Liverpool, NY 13090

5/21/2026

Re: Application Completeness for City Planning Commission

Dear Ali Ismail,

On 6/17/2026, Noah Garcia determined the proposed project SP-2026-41 at 2000 Park St. to be **complete**.

The proposed project will be sent to all involved agencies for review. 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 document must be submitted to Noah Garcia 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 Noah Garcia 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

Your Submission Details

Submission Number:

SP-2026-41

Status:

Staff Review

Message:

Applicant Name:

Minh Lam

Applicant Email:

Primary Location:

2000 PARK ST & HIAWATHA BLVD E, 13208

Primary APN:

001.2-02-11.0

Submission Type:

Zoning Applications > Special Use Permit

Last Updated:

July 23, 2026

Submission URL:

<https://app.oncamino.com/syracusemy/dashboard/submissions/775173/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

Group: Zoning

Step is Completed By: Applicant

1	Pre-Application Conference	<i>Option for minor; required for major site plan</i>
2	Application Submittal and Processing	<i>Submit to Office of Zoning Administration</i>
3	Staff Review and Action	<i>Review by Office of Zoning Administration for minor and major; decision by Office of Zoning Administration for minor site plan</i>
4	Scheduling and Notice of Public Hearings	<i>Optional for minor; required for major site plan</i>
5	Review and Decision	<i>Does not apply for minor; review and decision by City Planning Commission for major</i>
6	Post-Decision Actions and Limitations	<i>Site plan expires after one year (unless extended)</i>

Submit Internal

Hearing Decision Making

1. Pre-Application Conference

· Opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development

2. Application Submittal and Processing

· Submit to Office of Zoning Administration along with applicable fees

3. Staff Review and Action

- Applications are not considered complete until all required submittals are received
- Includes evaluation of the application under the State Environmental Quality Review Act (SEQR)
- Staff renders a decision for minor site plan review

4. Scheduling and Notice of Public Hearings

- Not applicable for minor site plan
- The major site plan application shall be scheduled for a public hearing before the City Planning Commission

5. Review and Decision

- For major site plans, the City Planning Commission shall hold a public hearing within 62 days of the determination that the application is complete

6. Post-Decision Actions and Limitations

- The Office of Zoning Administration shall mail a copy of the decision to the applicant
- Site plan approval shall expire if the authorized use or construction has not obtained all necessary permits within one year of approval, or an extension is granted



Special Use Permit Details

Group: Zoning

Step is Completed By: Applicant



Special Use Permit Approval Criteria

Group: Zoning

Step is Completed By: Applicant

A Special Use Permit may be approved only when the applicant demonstrates compliance with all of the approval criteria. The burden of proof is on the applicant to show that the proposed special use permit is compliant. Failure to meet any of the approval criteria shall constitute grounds for denial. Describe below how each of the approval criteria is met and attach all supporting materials.



Required Information



Complete Environmental Assessment Form Part 1

Group: Zoning

Step is Completed By: Applicant

Please download and use one of the two attachments. Either a **completed and signed** Short Environmental Assessment Form Part 1 or Full Environmental Assessment Form Part 1 shall be uploaded.

If you have no idea on which form to use, please reach out to the Syracuse Office of Zoning Administration at 315-448-8640 or Zoning@syr.gov for guidance.

4 Required Supplemental Documentation

☒ Upload Photographs of the Project Site

Group: Zoning

Step is Completed By: Applicant

Please upload photographs of the project site. These should be keyed to a property survey or site plan.

☒ Upload Photographs of the Streetscape

Group: Zoning

Step is Completed By: Applicant

Please upload photographs of the streetscape, including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan.

☒ Upload As Built Property Surveys

Group: Zoning

Step is Completed By: Applicant

Please upload as built property surveys of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor).

☒ Upload Site Plans

Group: Zoning

Step is Completed By: Applicant

Please upload site plans illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

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

5 Application Attestation & Signature

☒ Owner/Owner's Agent Certification

Group: Zoning

Step is Completed By: Applicant

Please use the blank form in the attachment to provide information on owner/owner's agent if needed.

6 Acknowledgement

☒ Download, Complete, and Upload Power of Attorney

Group: Zoning

Step is Completed By: Applicant

You indicated that you are an authorized agent applying on behalf of the property owner. Please download the attached Durable Power of Attorney, complete it, notarize, and upload back to this step as part of the application.

7 Reviews and Approvals

☐ Zoning Review

Group: Zoning

Step is Completed By: Agency

☒ DPW Traffic Control Review

Group: DPW

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

☐ **DPW Transportation Review**

Group: DPW **Step is Completed By:** Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

☐ **Engineering- SWPPP Review**

Step is Completed By: Agency

☒ **Engineering- Mapping Review**

Step is Completed By: Agency

☐ **Engineering- Design and Construction Review**

Step is Completed By: Agency

☒ **DPW Sanitation and Sewers Review**

Step is Completed By: Agency

8 **Reviews**

☐ **Zoning Review**

Group: Zoning **Step is Completed By:** Agency

Questions and Answers

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

Special Use Permit

1

Criteria 1

The proposed use of the property will provide specialty culinary services that benefit the immediate neighborhood and surrounding community. The proposed site improvements will enhance the appearance and functionality of the property and contribute positively to the streetscape, which is currently vacant.

2

Criteria 2

The proposed use utilize the existing site and building with onsite parking and bike rack.

3

Criteria 3

The existing building includes storefront windows on the street-facing elevations, which are compatible with and complement the architectural style of the surrounding neighborhood.

4

Criteria 4

The proposed use in the existing building is compatible the described elements above.

5

Criteria 5

The proposed use provides limited indoor seating and is designed to accommodate a small number of occupants. Accordingly, the use is not anticipated to create substantial pedestrian or vehicular traffic and will not adversely affect the safe and orderly flow of traffic in the surrounding neighborhood.

6

Criteria 6

The proposed use will meet the building code and zoning and will minimize impacts to the health, safety and welfare of the inhabitants of the surrounding area and the City.

7

Criteria 7

The proposed use will improve the property development.

8

Criteria 8

The proposed use has described supporting services.

General Project Information

1

Nature and Extent of Special Use Requested

To comply with current zoning.

2

Has the owner obtained a certificate of use?

No

3

Proposed Number of Dwelling Units (if applicable)

0.0

4

Current Number of Dwelling Units (if applicable)

0.0

5

Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)

Proposal involves no change proposed on current Primary Land Use Type

6

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

7 Proposed Onsite Parking

11

8 Current Onsite Parking

11

9 Proposed Hours of Operation

11:00 am - 11:00 pm

10 Current Hours of Operation

0

11 Proposed Use of the Property

Restaurant

12 Current Use of the Property

Vacant

13 Lot Size (sq ft)

12,040 sf

14 Business/Project Name

King of Halal Meals

Disclaimer

This PDF was generated on July 23, 2026 and may be out of date.



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: Ali Ismail

Signature: *Ali*

Date: 06/02/2026

Mailing address: 533 Stafford Ave, Syracuse NY

Phone:

Email:

Print applicant's name: Minh Lam

Signature: *Minh Lam*

Date: 06/02/2026

Mailing address: 7509 Moccasin Path, Liverpool, NY 13090

Phone:

Email:

Print authorized representative's name (if applicable):

Signature:

Date: 06/02/2026

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:

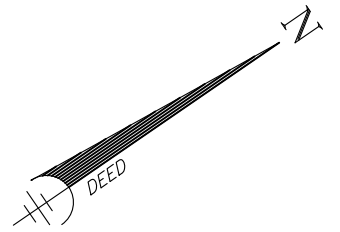
- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**
- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on 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.**

PARK STREET

CNY REGIONAL
MARKET AUTHORITY
(REPUTED OWNER)
DEED 4921/946

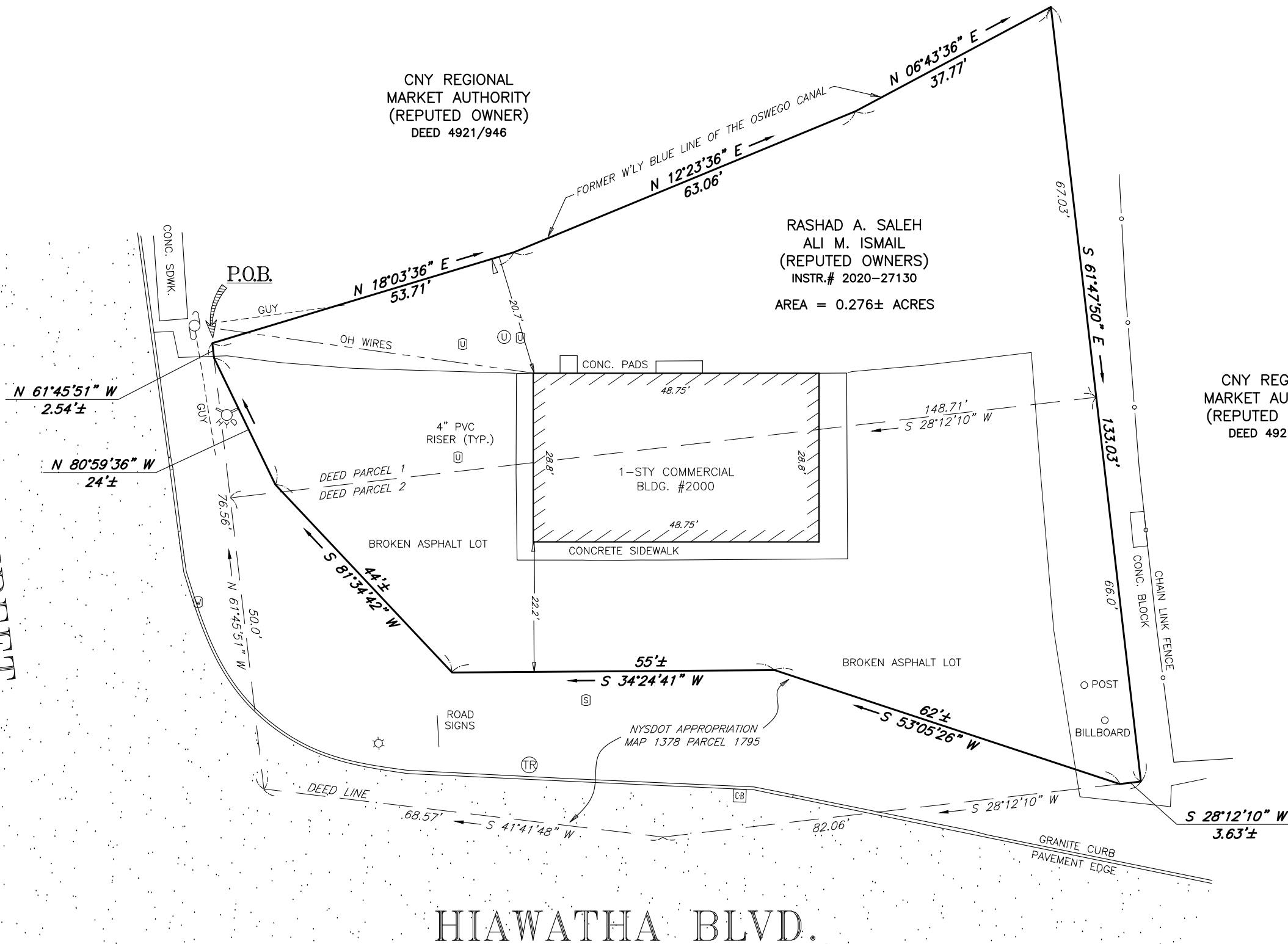
RASHAD A. SALEH
ALI M. ISMAIL
(REPUTED OWNERS)
INSTR.# 2020-27130
AREA = 0.276± ACRES

CNY REGIONAL
MARKET AUTHORITY
(REPUTED OWNER)
DEED 4921/946



LEGEND

- UTILITY POLE
- WATER VALVE
- UNKNOWN UTILITY VENT
- UNKNOWN UTILITY MANHOLE
- LIGHT POLE
- SEWER VENT
- TRAFFIC SIGNAL MANHOLE
- FIRE HYDRANT



HIAWATHA BLVD.

 **SPAULDING**
LAND
SURVEY

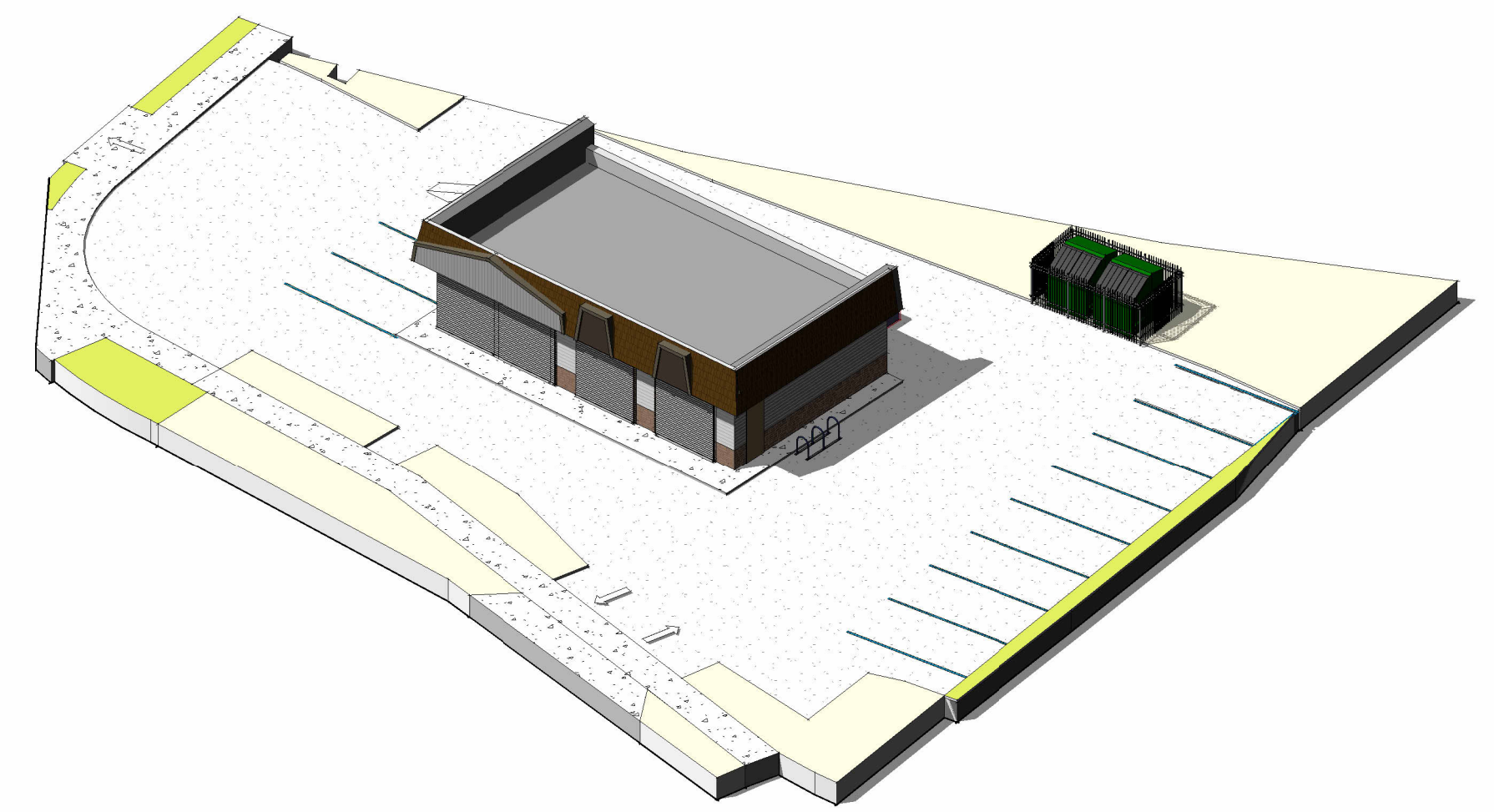
2519 HITCHINGS ROAD
LAFAYETTE, NY 13084

PHONE: (315) 506-0726
info@spauldinglandsurvey.com

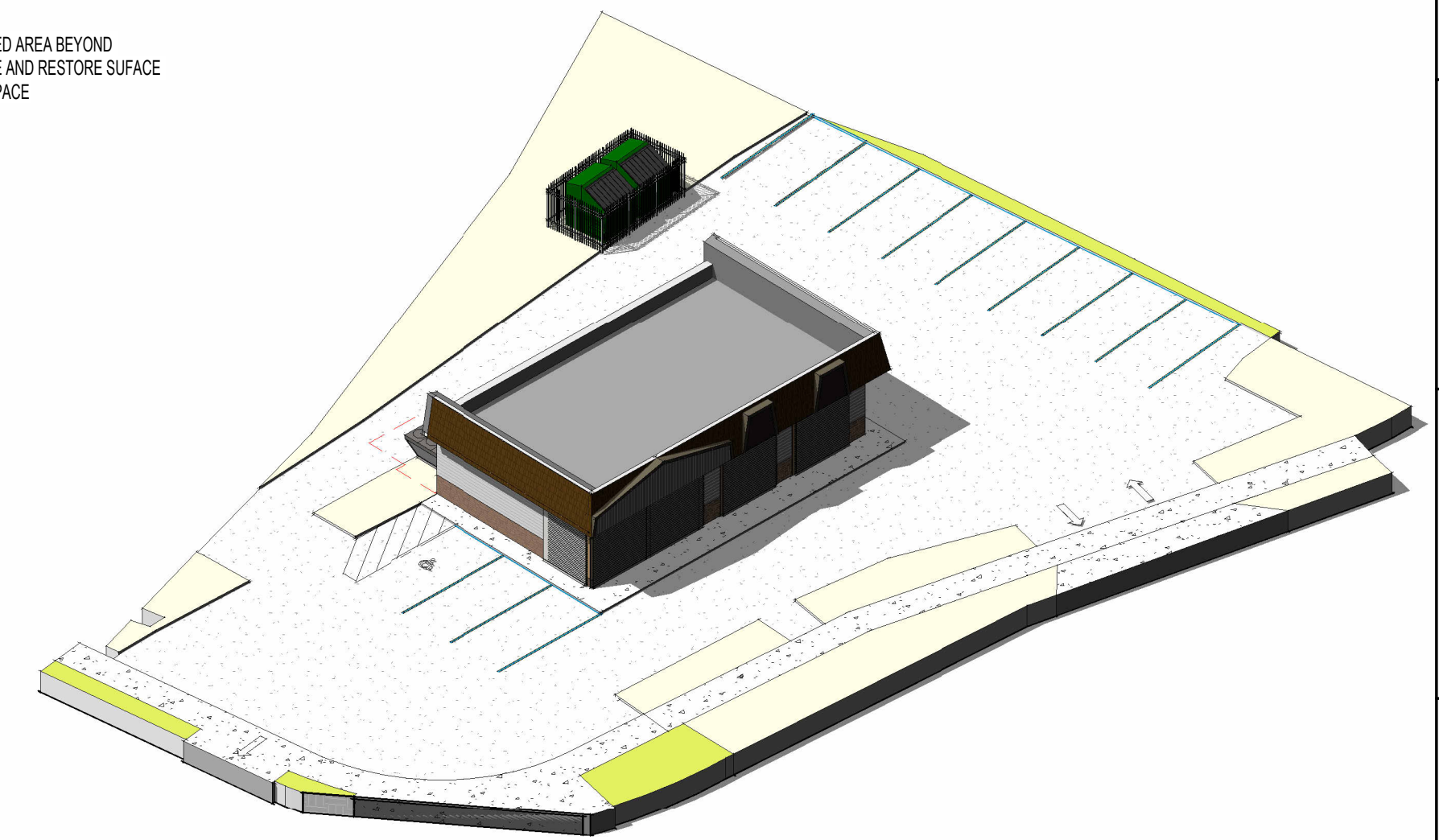
MAP OF SURVEY
2000 PARK STREET
TM# 1.2-02-11
FORMER OSWEGO CANAL LANDS
CITY OF SYRACUSE
ONONDAGA COUNTY - STATE OF NEW YORK

DATE: JANUARY 24, 2023 | SHEET: 1 of 1 | SCALE: 1"=20' | PROJECT #: SYR1.2_2000PRK

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law. Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered a valid true copy.



AXONOMETRIC VIEW



AXONOMETRIC VIEW



KING OF HALAL MEALS
2000 PARK STREET, SYRACUSE, NY 13208

[illegible]

CKED BY: MQL

VIOLATION OF NEW YORK EDUCATION LAW ARTICLE 7209, FOR ANY PERSON, UNLESS ACTING UNDER THE AUTHORITY OF A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, OR LAND SURVEYOR, TO AFFIX AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF A REGISTERED PROFESSIONAL ARCHITECT, ENGINEER, OR LAND SURVEYOR IS PLACED THEREON, WITHOUT FIRST HAVING BEEN "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE WORDS "ALTERED BY," AND A SPECIFIC DESCRIPTION OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERAT

ECT NUMBER: 26010

OWN BY: MQL

05/27/2026

ED FOR: SPECIAL USE PERMIT

TE PLAN

SET NUMBER:	
-------------	--

S101

[illegible]

WORKED BY: MQL

VIOLATION OF NEW YORK EDUCATION LAW ARTICLE 1299, FOR ANY PERSON, UNLESS ACTING UNDER THE AUTHORITY OF A LICENSED ARCHITECT, PROFESSIONAL ENGINEER, OR LAND SURVEYOR, TO ALTER OR MODIFY ANY ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF A LICENSED ARCHITECT, ENGINEER, OR LAND SURVEYOR IS ATTACHED TO THE ALTERING ARCHITECT, ENGINEER, OR LAND SURVEYOR, SHALL AFFIX TO THE ITEM THEIR SEAL AND SIGNATURE, FOLLOWED BY "ALTERED BY:" FOLLOWED BY THEIR SIGNATURE, DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

ECT NUMBER: 26010

IN BY: MQL

05/27/2026

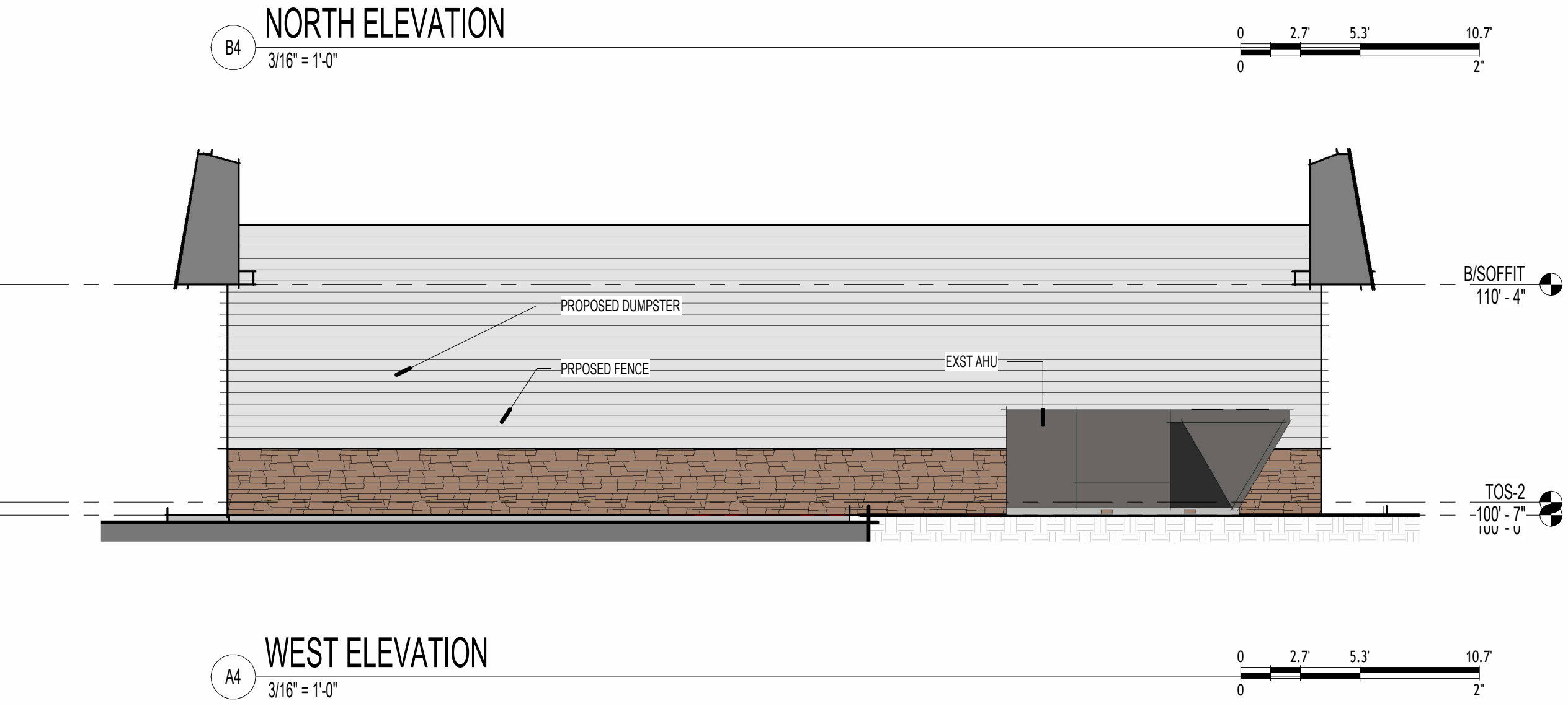
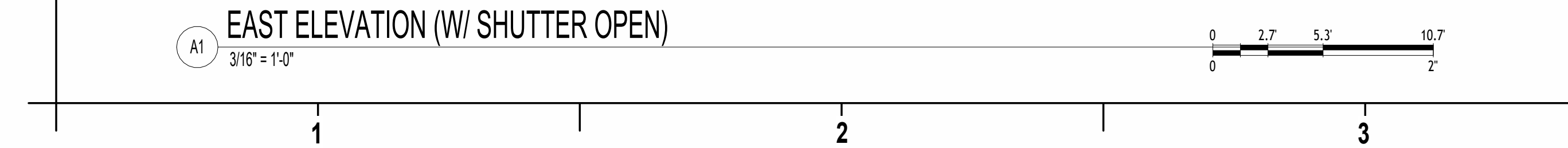
D FOR: SPECIAL USE PERMIT

DOOR PLAN

T NUMBER:

A101

026 8:25:38 AM



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: King of Halal Meals Restaurant			
Project Location (describe, and attach a location map): 2000 Park street, Syracuse, NY			
Brief Description of Proposed Action: The project intent is to utilize the existing building for a restaurant.			
Name of Applicant or Sponsor: Minh Lam		Telephone: E-Mail:	
Address: 7509 Moccasin Path			
City/PO: Liverpool		State: NY	Zip Code: 13090
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? _____ 0.27 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? _____ 0.27 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, 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:	NO	YES
	☐	☒
	☒	☐
	☐	☒
Storm water discharges shall direct to the exisisting puplic storm inlet on Hiawatha street		
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
	☒	☐
49. 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>Minh Lam</u> Date: <u>06/02/2026</u> Signature: <u>Minh Lam</u> Title: <u>Registered Architect</u>		

Project: SP-2026-41

Date: 8/10/2026

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: SP-2026-41

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 City Planning Commission Name of Lead Agency	8/10/2026 Date
Steven Kulick Print or Type Name of Responsible Officer in Lead Agency	Chairperson 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 - 08/03/2026
 Tax Map #: 001.2-02-11.0
 Owners: Ali M Ismail, Rashad A Saleh
 Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
2000 Park St & Hiawatha Blvd E	10/19/87	Project	Off Premise Advertising	Approved with	AS-87-060 Off-premise advertising (Park). aka 2000 Park St & Hiawatha Blvd E
2000 Park St & Hiawatha Blvd E	03/30/88	Project	Off Premise Advertising	Denied	AS-88-018 Off-premise advertising (Park). aka 2000 Park St & Hiawatha Blvd E
2000 Park St & Hiawatha Blvd E	03/08/13	Inspection	Complaint Inspection	Fail	
2000 Park St & Hiawatha Blvd E	03/08/13	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
2000 Park St & Hiawatha Blvd E	03/08/13	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
2000 Park St & Hiawatha Blvd E	03/08/13	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
2000 Park St & Hiawatha Blvd E	03/03/14	Completed Complaint	Pot Holes in Road	Completed	2014-03963 pot hole in front of Wendy's on Park St-- Referred to Snow and Ice for barricades
2000 Park St & Hiawatha Blvd E	12/23/14	Inspection	Complaint Inspection	Fail	
2000 Park St & Hiawatha Blvd E	12/23/14	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
2000 Park St & Hiawatha Blvd E	12/23/14	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
2000 Park St & Hiawatha Blvd E	11/01/17	Permit Application	Electric	Issued	30454 Electric
2000 Park St & Hiawatha Blvd E	11/01/17	Completed Complaint	Property Maintenance-Ext	Completed	2014-32291
2000 Park St & Hiawatha Blvd E	11/01/17	Inspection	Complaint Re-Inspection	Pass	
2000 Park St & Hiawatha Blvd E	11/03/17	Inspection	Service Inspection	Pass	
2000 Park St & Hiawatha Blvd E	11/17/17	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	12/01/17	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	12/15/17	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	12/29/17	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	01/12/18	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Park St & Hiawatha Blvd E	01/26/18	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	02/09/18	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	02/23/18	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	03/09/18	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	03/23/18	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	04/05/18	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	04/26/18	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	05/10/18	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	05/24/18	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	06/07/18	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	03/15/19	Permit Application	Com. Reno/Rem/Chg Occ	Issued	37123 Permit Canceled
2000 Park St & Hiawatha Blvd E	05/07/19	Project	Project Site Review	Approved	PR-19-10 FACADE ALTERATIONS (AHMED CONVENIENCE STORE) Change of Occupancy to Convenience Store M with Restaurant Does not require a special permit - Property is not within 500' of a zoning district that does not permit restaurants by right (residential). Parking: 1,417 sf gross - 1/200 sf - 600/200 = 3 spaces
2000 Park St & Hiawatha Blvd E	05/15/19	Completed Complaint	Sewer Dept/Special Reqst	Completed	2019-12347 OLD DECKER AUTO....LOCATE VENT
2000 Park St & Hiawatha Blvd E	07/30/19	Completed Complaint	Street Cleaning/Sweeping	Completed	2019-21687 reqst sewer location
2000 Park St & Hiawatha Blvd E	08/08/19	Permit Application	Com. Reno/Rem/Chg Occ	Issued	38910 Interior demo complete, building permit in place
2000 Park St & Hiawatha Blvd E	08/09/19	Inspection	Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	08/15/19	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	08/28/19	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	09/12/19	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	09/20/19	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	10/04/19	Inspection	Service Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Park St & Hiawatha Blvd E	10/09/19	Inspection	Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	10/11/19	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	10/17/19	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	11/18/19	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	12/03/19	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	12/05/19	Completed Complaint	Jet Lateral/Main	Completed	2019-31865 vent flush..thurs morning
2000 Park St & Hiawatha Blvd E	12/12/19	Completed Complaint	Jet Lateral/Main	Completed	2019-32579 flush ticket 6878
2000 Park St & Hiawatha Blvd E	01/03/20	Inspection	Progress Inspection	No Work Started	
2000 Park St & Hiawatha Blvd E	01/29/20	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	01/31/20	Inspection	Fire - Conditional Approval Affidavit	Pass	
2000 Park St & Hiawatha Blvd E	02/12/20	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	02/14/20	Permit Application	FPB Tank - Removal	Issued	40833 Tank removal
2000 Park St & Hiawatha Blvd E	02/24/20	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	03/10/20	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	03/23/20	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	03/25/20	Completed Permit	FPB Tank - Removal	Certificate Issued	40833 Tank removal Certificate of Completion #40833
2000 Park St & Hiawatha Blvd E	04/01/20	Inspection	Final Fire Inspection	Pass	
2000 Park St & Hiawatha Blvd E	04/06/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	04/23/20	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	04/30/20	Permit Application	Electric	Issued	41217 Electric
2000 Park St & Hiawatha Blvd E	05/01/20	Inspection	Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	05/18/20	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
2000 Park St & Hiawatha Blvd E	05/18/20	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2000 Park St & Hiawatha Blvd E	05/18/20	Violation	SPCC - Section 27-31 (c) Structural members	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Park St & Hiawatha Blvd E	05/18/20	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
2000 Park St & Hiawatha Blvd E	05/18/20	Inspection	Complaint Inspection	Fail	
2000 Park St & Hiawatha Blvd E	05/20/20	Inspection	Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	05/21/20	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	05/26/20	Inspection	Complaint Re-Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	06/04/20	Inspection	Initial Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	06/05/20	Completed Complaint	Vacant House	Closed - Negative	2013-04564 Building is old gas station that was remodeled. CASE TO OLD. NO PROGRESS.
2000 Park St & Hiawatha Blvd E	06/05/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	06/05/20	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	06/16/20	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	06/18/20	Inspection	Complaint Re-Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	06/24/20	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	06/24/20	Inspection	Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	06/24/20	Completed Permit	Com. Reno/Rem/Chg Occ	Completed - No	38910 Interior demo complete, building permit in place Certificate of Occupancy #38910
2000 Park St & Hiawatha Blvd E	06/24/20	Inspection	Initial Inspection	Pass	
2000 Park St & Hiawatha Blvd E	06/24/20	Inspection	Progress Inspection	Pass	
2000 Park St & Hiawatha Blvd E	06/30/20	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	07/17/20	Inspection	Complaint Re-Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	07/22/20	Inspection	Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	07/28/20	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	08/13/20	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	08/17/20	Inspection	Complaint Re-Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	08/24/20	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	09/08/20	Inspection	Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	09/14/20	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Park St & Hiawatha Blvd E	09/18/20	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	09/29/20	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	10/07/20	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	10/07/20	Inspection	Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	10/19/20	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	10/28/20	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	11/24/20	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	12/10/20	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	12/17/20	Closed Permit	Com. Reno/Rem/Chg Occ	Canceled	37123 Permit Canceled
2000 Park St & Hiawatha Blvd E	12/18/20	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	01/27/21	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	02/05/21	Inspection	Complaint Inspection	Pass	
2000 Park St & Hiawatha Blvd E	02/10/21	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	03/03/21	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	04/28/21	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	05/10/21	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	05/28/21	Inspection	Complaint Re-Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	06/23/21	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	06/25/21	Inspection	Complaint Re-Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	07/22/21	Closed Permit	Electric	Canceled	41217 Electric
2000 Park St & Hiawatha Blvd E	07/22/21	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	07/23/21	Inspection	Complaint Re-Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	09/13/21	Inspection	Complaint Re-Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	10/13/21	Inspection	Complaint Re-Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	12/21/21	Inspection	Complaint Re-Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	03/29/22	Inspection	Complaint Re-Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	04/11/22	Inspection	Vacant - New Complaint Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Park St & Hiawatha Blvd E	04/15/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	05/13/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	05/13/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	05/20/22	Completed Complaint	Vacant House	Admin-Closed	V2020-0352 Exterior
2000 Park St & Hiawatha Blvd E	06/10/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	06/21/22	Project	Project Site Review	Approved	PR-22-09 FACADE ALTERATIONS & SITE CHANGES (ISMAIL Fast-Food Take Out) Conversion of vacant gas station situated at 2000 Park St into fast-food take-out business. Special Permit not required (>500').
2000 Park St & Hiawatha Blvd E	07/19/22	Permit Application	Com. Reno/Rem/Chg Occ	Issued	46751 Fast Food Take Out
2000 Park St & Hiawatha Blvd E	07/22/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2000 Park St & Hiawatha Blvd E	07/22/22	Inspection	Vacant Property - Routine Inspection	Fail	
2000 Park St & Hiawatha Blvd E	07/29/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	08/26/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	09/30/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	10/31/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	12/01/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	12/05/22	Completed Complaint	Vacant House	Seasonal	V2022-0168
2000 Park St & Hiawatha Blvd E	04/17/23	Inspection	Complaint Inspection	Fail	
2000 Park St & Hiawatha Blvd E	04/17/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Park St & Hiawatha Blvd E	04/17/23	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Closed	
2000 Park St & Hiawatha Blvd E	04/17/23	Violation	2020 PMCNYS - Section 304.15 - Doors	Closed	
2000 Park St & Hiawatha Blvd E	04/17/23	Violation	2020 PMCNYS - Section 304.13.1 - Glazing	Closed	
2000 Park St & Hiawatha Blvd E	05/02/23	Inspection	Complaint Re-Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	05/23/23	Inspection	Complaint Re-Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	06/15/23	Permit Application	Site Work	Issued	48942 Site Work
2000 Park St & Hiawatha Blvd E	06/23/23	Permit Application	Road Cut	Application Expired	PC-0320-23 sidewalk, asphalt removal, grass,modify curb cut This job has not been awarded, however Bill Pitcher wanted plans reviewed. Once Contractor has been selected contact Info will updated be ins will be submitted. Curb Cut App # PC-0321-23
2000 Park St & Hiawatha Blvd E	06/23/23	Permit Application	Curb Cut	Application Expired	PC-0321-23 modify existing curb cut on Hiawatha BLVD also see road cut application.# PC-0320-23 This job has not been awarded, however Bill Pitcher wanted plans reviewed. Once Contractor has been selected contact Info will updated be ins will be submitted.
2000 Park St & Hiawatha Blvd E	07/31/23	Inspection	Vacant - New Complaint Inspection	Fail	
2000 Park St & Hiawatha Blvd E	07/31/23	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
2000 Park St & Hiawatha Blvd E	07/31/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2000 Park St & Hiawatha Blvd E	08/07/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	08/21/23	Inspection	BAA - 1st Ticket Plea	Ticket Default	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Park St & Hiawatha Blvd E	08/25/23	Inspection	Vacant Property - Routine Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	09/15/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	10/13/23	Inspection	Vacant Property - Routine Inspection	N/A	
2000 Park St & Hiawatha Blvd E	11/01/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	11/15/23	Permit	Com. Reno/Rem/Chg Occ	Open	46751 Fast Food Take Out Expires 11/15/2024
2000 Park St & Hiawatha Blvd E	11/16/23	Inspection	Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	11/16/23	Inspection	Fire Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	11/16/23	Inspection	Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	11/21/23	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	11/28/23	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	12/01/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	12/05/23	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	12/07/23	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	12/19/23	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	12/21/23	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	12/28/23	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	01/17/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	01/18/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	02/06/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	02/06/24	Inspection	Fire Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	02/08/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	02/12/24	Inspection	BAA - Default 30 Day Deadline	Default	
2000 Park St & Hiawatha Blvd E	02/21/24	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Park St & Hiawatha Blvd E	02/27/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	02/27/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	03/04/24	Inspection	Fire Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	03/04/24	Inspection	Vacant Property - Routine Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	03/19/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	03/20/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	03/28/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	03/28/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	04/15/24	Inspection	Fire Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	04/16/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	04/16/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	04/25/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	05/01/24	Completed Complaint	Vacant House	Completed	V2023-0945 vacant trash and debris
2000 Park St & Hiawatha Blvd E	05/01/24	Inspection	Vacant Property - Routine Inspection	Pass	
2000 Park St & Hiawatha Blvd E	05/21/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	05/29/24	Inspection	Fire Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	06/12/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	06/21/24	Inspection	Fire Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	06/24/24	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	07/09/24	Inspection	Fire Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	09/10/24	Inspection	Fire Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	09/20/24	Completed Complaint	Vacant House	Completed	V2023-0531 Failure to apply for vacant property registry/exterior vilations
2000 Park St & Hiawatha Blvd E	10/23/24	Inspection	Final Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Park St & Hiawatha Blvd E	10/23/24	Completed Permit	Electric	Certificate Issued	30454 Electric Certificate of Completion #30454
2000 Park St & Hiawatha Blvd E	10/30/24	Inspection	Fire Safety Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	01/08/25	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	03/03/25	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	03/13/25	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	03/14/25	Inspection	Fire Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	03/27/25	Inspection	Progress Inspection	No Progress	V2025-0285 Vacant w/o VPR
2000 Park St & Hiawatha Blvd E	04/07/25	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	04/09/25	Complaint	Vacant House	Open	
2000 Park St & Hiawatha Blvd E	04/09/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	04/28/25	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	05/12/25	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	05/27/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	06/12/25	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	06/24/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	07/14/25	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	07/29/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	08/14/25	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	08/29/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	09/09/25	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	09/10/25	Inspection	Fire Inspector Notification	In Progress	
2000 Park St & Hiawatha Blvd E	09/10/25	Inspection	Progress Inspection	In Progress	
2000 Park St & Hiawatha Blvd E	09/10/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	10/10/25	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	10/14/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	10/31/25	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	11/20/25	Inspection	Fire Inspector Notification	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2000 Park St & Hiawatha Blvd E	11/21/25	Inspection	Tickle Date (Follow Up)	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	12/01/25	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	12/31/25	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	01/05/26	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	01/12/26	Permit	Site Work	Open	48942 Site Work Expires 01/12/2027
2000 Park St & Hiawatha Blvd E	02/05/26	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	04/02/26	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	04/30/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	06/03/26	Inspection	Progress Inspection	No Progress	
2000 Park St & Hiawatha Blvd E	06/30/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	07/31/26	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2000 Park St & Hiawatha Blvd E	08/03/26	Inspection	Progress Inspection	No Progress	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

SP-2026-41

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Noah Garcia	No concerns, see Staff Report
Planning Commission	In Review		
DPW Traffic Control	Approved	Charles Gafrancesco	
DPW Transportation	In Review	Kevan Busa	

Eng. Mapping-Zoning	Approved	Ray Wills	Work should have no impact on Mapping Division assets in the area.
Engineering Design and Construction	In Review	Mirza Malkoc	
Engineering-SWPPP	In Review	Mirza Malkoc	
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	Grading plan will be required with the possible addition of storm water controls. Grease interceptor and video inspection of sewer lateral will be required.
Parks and Forestry	Approved	Jeff Romano	