



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

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

<u>R-2026-10</u>	<u>Staff Report – October 13, 2026</u>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	971 Spencer Street (115.-01-02.0) & 901 Hiawatha Boulevard West (115.-01-01.0)
<i>Summary of Proposed Action:</i>	The applicant intends to convey 3548 SF of property from 901 Hiawatha Boulevard West to 971 Spencer Street. This action will unencumber 971 Spencer St. from a structural encroachment along the western boundary by moving the property line 12.5 ft towards the east. No physical work is proposed beyond moving the property line. Total square footage of New Lot 1A: 0.896 Acres (39028 SF) Total square footage of New Lot 2A: 4.069 Acres (177267 SF)
<i>Owner/Applicant</i>	RSVP CP Syracuse NY LLC (Owner/Applicant 901 of Hiawatha Boulevard West) Angelo LaFace of Angelo LaFace Irrv. Trust (Owner of 971 Spencer Street)
<i>Existing Zone District:</i>	The two parcels involved in the resubdivision are located in the Commercial (CM) Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east and west are located in the Commercial (CM) Zone District. The neighboring property to the north, which is kitty-corner, is located in the Light Industry and Employment (LI) Zone District. The neighboring properties to the south, which are on the opposite side of I-690, are located in the Light Industry and Employment (LI) Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	The applicant would like to convey 3548 SF of property from 901 Hiawatha Boulevard West to 971 Spencer Street by moving a shared property line 12.5 ft towards the east. This action will unencumber 971 Spencer St. from a structural encroachment along the western boundary by moving the property line 12.5 ft towards the east.
<i>Facts on Project & Staff Analysis:</i>	<u>Dimensional Standards</u> - The proposed resubdivided lots both meet the Dimensional Standards of the Commercial (CM) Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec.2.12 B for land use types approved in accordance with the SZO. - There are no lot area requirements for the Commercial (CM) Zone District. - There are no lot width minimums for the Commercial (CM) Zone District <u>Facts on Project</u> - The land use of “Mini-storage” is currently permitted by Special Use Permit in the Commercial (CM) Zone District. 901 Hiawatha Boulevard West, which contains a mini-storage facility, was established by right when the parcel was zoned “Industrial District, Class A”. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 1A will be 971 Spencer St. & lot 2A will be 901 Hiawatha Blvd West.
<i>Staff Recommendation:</i>	Staff recommend approving this project
<i>Recommended Conditions if Approved:</i>	1. The applicant shall successfully file the resubdivision map of R-2026-10 in the Onondaga County Clerk's office within 62 days of resubdivision approval.
<i>Zoning Procedural</i>	971 Spencer St.:

History:	- SP-71-20 Approved, Truckomat: Truck wash with Gas Pumps. 901 Hiawatha Blvd W.: - SR-13-03 Approved, Ground Sign - AS-92-18 Approved, Roof Sign - AS-89-007 Approved, Off-Premise Advertising (Park) - R-86-10 Approved, Realign two lots into two new lots.
Summary of Zoning History:	971 Spencer St. was first developed by Special Use Permit as a Truck wash with Gas Pumps and they were granted a waiver of sidewalks, curbing & curb cut. The property was resubdivided in 1986 to enlarge the neighboring parcel 901 Hiawatha Blvd W. by 65787 SF (1.510 Acres). 901 Hiawatha Blvd W. contains a mini-storage facility.
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> 971 Spencer St. The subject property at 971 Spencer St. is an irregularly shaped parcel with a lot size of 42,576 SF (0.977 Acres). The property has one street frontage with 150 FT of frontage along Spencer St. which is located on the northern property line. The western property line borders 901 Hiawatha Blvd W for 290 FT. The eastern property line borders 971 Spencer St. for 290 FT and the southern property line borders 901 Hiawatha Blvd W. for 150 FT. The property is currently uninhabited with a commercial building on site. 901 Hiawatha Blvd W. The subject property at 901 Hiawatha Blvd W. is an irregularly shaped parcel measuring 173,719 SF (3.988 Acres). The property has three street frontages: with 427.96 FT of frontage along Spencer St. which is located on the northern property line, 294 FT of frontage along Hiawatha Blvd W. which is located on the western property line, and 591.83 FT of frontage along I-690 which is located on the southern property line. The eastern property line has borders 971 Spencer St. for 290 FT & 955 Spencer St for 118.92 FT. An additional 150 FT along the northern property is shared with 971 Spencer St. The property contains a “Mini-Storage” land use type business. <u>Proposed Lot</u> Lot 1A The subject property at 971 Spencer St. is an irregularly shaped parcel with a lot size of 42576 SF (0.977 Acres). The property has one street frontage with 137.5 FT of frontage along Spencer St. which is located on the northern property line. The western property line borders 901 Hiawatha Blvd W for 290 FT. The eastern property line borders 971 Spencer St. for 290 FT and the southern property line borders 901 Hiawatha Blvd W. for 137.5 FT. The property is currently uninhabited with a commercial building on site. Lot 2A The subject property at 901 Hiawatha Blvd W. is an irregularly shaped parcel measuring 173719 SF (3.988 Acres). The property has three street frontages: with 440.46 FT of frontage along Spencer St. which is located on the northern property line, 294 FT of frontage along

	Hiawatha Blvd W. which is located on the western property line, and 591.83 FT of frontage along I-690 which is located on the southern property line. The eastern property line has borders 971 Spencer St. for 290 FT & 955 Spencer St for 118.92 FT. An additional 137.5 FT along the northern property is shared with 971 Spencer St.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	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
- “Resubdivision on Part of Farm Lots 319, 320 & 321 of the Onondaga Salt Springs Reservation, Also Being Lot 1 & Lot 2 of the Syracuse Plywood Tract, Filed July 18, 1986 as Map No. 6458. Lot 1 into New Lot “1A” and Lot 2 into New Lot “2A”, City of Syracuse. Known as No. 901 Hiawatha Boulevard West & 971 Spencer St., City of Syracuse, County of Onondaga, State of New York” Drawn by G.C.H. Stamped by Douglas R. Lehr. of Lehr Land Surveyors D.P.C. Dated 04/07/26. Scale 1” = 30’

Attachments:

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

Figure 1: Zone District of Subject Property

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

Figure 2: Aerial Imagery of Subject Property



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



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Zhitong Wu
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Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative
Specialist

To: Michael Murabito Esq.
333 West Washington Street
Suite 200
Syracuse, NY 13202

6/10/2026

Re: Application Completeness for Lot Alteration R-2026-10, 971 SPENCER ST

Dear Mr. Murabito,

On 6/10/2026, Rebeca Baker determined the proposed project R-2026-10, at 971 SPENCER ST 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

Your Submission Details

Submission Number:

R-2026-10

Status:
Staff Review

Message:

Applicant Name:
MICHAEL MURABITO



Primary Location:
971 SPENCER ST, 13204

Primary APN:
115.-01-02.0

Submission Type:
Zoning Applications > Resubdivision/Lot Alteration

Last Updated:
June 11, 2026

Submission URL:
<https://app.oncamino.com/syracuse/ny/dashboard/submissions/672234/guide>

Contact the agency for more help

- (315) 448-8600
- zoning@syr.gov hpan@syr.gov
adillon@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

Variance

1 Agent Signature Date
05/20/2026

2 Owner Signature Date

Property Owner

1 Property Owner Name
Carmena Rachetta

General Project Information

1 If yes to Site Changes, please describe

2 Does this project include Site Changes?
No

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

INTERNAL USE ONLY

10 Resubdivision/Lot Alteration Project Description

RSVP is owner of 115.-01-01 and under contract the proposed subdivided strip to be consolidated into a single parcel. Currently the western edge property line of 115.-01-02 runs through the eastern most building of 115.-01-01. RSVP wishes to ensure all of buildings on 115.-01-01 are within its boundary lines and thus allowing for their title company to insure an unencumbered parcel.

11 Current Days and Hours of Operation

12 Proposed Land Use(s)

Storage Facility

13 Current Land Use(s)

storage facility (115.-01-01)

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

RSVP CP Syracuse NY LLC 901 Hiawatha Boulevard West 115.-01-01 Angelo LaFace (Angelo LaFace Irrv. Trust) 971 Spencer Street 115.-01-02 Current owner of parcel 115.-01-01 RSVP CP Syracuse (NY) LLC ("RSVP") RSVP has purchased 115.-01-01 (see attached deed) and under contract for the proposed strip to be subdivided from 115.-01-02 (see attached)

15 Resubdivision/Lot Alteration Project Name

971 Spencer Street

16 Total Area

2090.0

17 Number of Lots

1.0

18 Subdivision Name

971 Spencer Street

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

20 Current Number of Dwelling Units

0.0

21 Authorized Agent Name

Michael Murabito

INTERNAL USE ONLY

1 Agent Address

333 W. Washington St, STE 200, Syracuse NY 13202

Property Owner Information

1 Property Owner Address

971 Spencer Street, Syracuse NY 13204

Variance 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.net

Owner/Owner's Agent Certification

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

Print owner's name: Carmena Rachetta

Signature:

Date:

Mailing address: 971 Spencer Street, Syracuse NY 13204

Print authorized agent's name: Michael Murabito

Date: 05/20/2026

Signature: MICHAEL MURABITO

Mailing address: 333 W. Washington St, STE 200, Syracuse NY 13202

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

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.

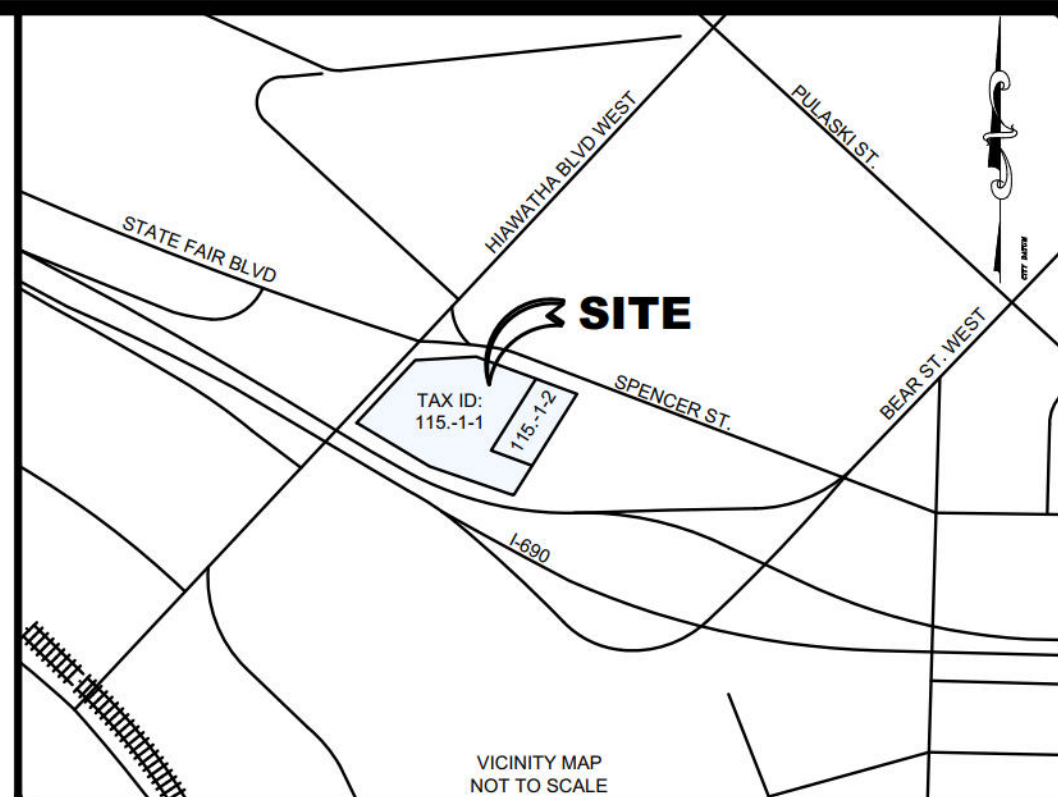
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Resubdivision of 971 Spencer St.			
Project Location (describe, and attach a location map): 971 Spencer St, Syracuse NY 13204, commercial property.			
Brief Description of Proposed Action: Client/Owners of 901 Hiawatha Boulevard West (115.-01-01) "Parcel 1" are contracted to purchase a resubdivided parcel of 971 Spencer St. Syracuse NY 13204 "Parcel 2" due to the West boundary line of Parcel 2 runs through the middle of one of the improvements on Parcel 1. This project is constructively a boundary line adjustment so that owners of Parcel 1 can have the entirety of Parcel 1 covered on their title insurance, and to correct a long standing boundary discrepancy between these two parcels.			
Name of Applicant or Sponsor: Harris Beach Murtha PLLC, Attn:Michael Murabito		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: 333 W Washington St. STE 200			
City/PO: Syracuse		State: NY	Zip Code: 13202
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? approx .05 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? 1.07 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:			
Not applicable - this amounts to a lot line adjustment	☒	☐	
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: _____			



CITY DATUM



Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
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.
Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.
This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.
Survey prepared without the benefit of an abstract.
Location surveys do not include the staking of the property corners except as shown.

HIAWATHA BOULEVARD WEST
66' WIDE PUBLIC RIGHT OF WAY

SPENCER STREET
VARIOUS WIDTH PUBLIC RIGHT OF WAY

INTERSTATE 690
VARIOUS WIDTH PUBLIC RIGHT OF WAY

FINAL
SPENCER STREET RE-SUBDIVISION

- BOLLARD
- GUY ANCHOR
- HANDICAP PARKING SPACE
- SIGN
- UTILITY POLE
- AIR CONDITIONER
- CLEAN OUT
- DRAINAGE INLET
- ELECTRIC METER
- GAS METER
- GATE

LEGEND

- PS PARKING SPACE(S)
- (D) DEED
- (M) MEASURED
- SQ.FT. SQUARE FEET
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- V VENT
- CP CAMERA POST
- N.T.S. NOT TO SCALE
- CHAINLINK FENCE
- METAL FENCE
- WOOD STOCKADE FENCE
- PLASTIC FENCE
- OVERHEAD UTILITY LINE

OWNERS:
901 HIAWATHA BLVD. WEST SYRACUSE, NY
TAX ID: 115-01-01
RSVP CP SYRACUSE (NY) LLC

TAX ID: 115-01-02
971 SPENCER ST. SYRACUSE, NY
CARMENA RACHETTA AS TRUSTEE OF THE
ANGELO LAFACE 2021 IRREVOCABLE TRUST
INSTRUMENT No. 2024-00017023

No.	DATE	DESCRIPTION	BY

LEHR
LAND SURVEYORS D.P.C.

116 SALINA STREET- SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrlandsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN
ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR
DOUGLAS R. LEHR
NYLS 49223

RESUBDIVISION ON PART OF FARM LOTS 319, 320 & 321 OF THE ONONDAGA
SALT SPRINGS RESERVATION, ALSO BEING LOT 1 & LOT 2 OF THE SYRACUSE
PLYWOOD TRACT, FILED JULY 18, 1998 AS MAP No. 6458, LOT 1 INTO NEW
LOT "1A" AND LOT 2 INTO NEW LOT "2A", CITY OF SYRACUSE.

KNOWN AS No. 901 HIAWATHA BOULEVARD WEST & 971 SPENCER STREET,
CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK.

FIELD DATE: 03 APRIL 2026 MAP DATE: 07 APRIL 2026 SCALE: 1"=30' DRAWN BY: GCH
REVISIONS: DRAWING No. 26-B-25
101

Project: R-2026-10

Date: 7/12/2026

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-2026-10

Date: 7/20/2026

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	7/20/2026
Name of Lead Agency	Date
Walter Bowler	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)

Parcel History

01/01/1900 - 07/13/2026

Tax Map #: 115.-01-02.0

Owners: Angelo LaFace, Angelo LaFace Irrv Trust, ANTONIO PETRULLA ANTONIO D'AGOSTINO

Zoning: CM

Address	Date	Transaction	Transaction Type	Status	Description
971 Spencer St	09/13/13	Completed Complaint	Pot Holes in Road	Completed	2013-22360 huge pothole would like to discuss fixing it..
971 Spencer St	07/22/15	Completed Complaint	Street Repair Special Req	Completed	2015-20224 caller states that this is the 4th request for repair in front of this address and it is damaged badly and buses are traveling in and out several times a day. Please repair.....
971 Spencer St	10/12/18	Completed Complaint	Sewer Dept/Special Reqst	Completed	2018-31767 charged sewer main
971 Spencer St	04/16/19	Completed Complaint	Sewer Dept/Special Reqst	Completed	2019-08845 vent overflow
971 Spencer St	07/17/19	Completed Complaint	Sewer Back Up	Completed	2019-19775 bu
971 Spencer St	01/14/21	Completed Complaint	Sewer Back Up	Completed	2021-01493 BU VENT FLUSH

City of Syracuse
Parcel History
 01/01/1900 - 07/13/2026
 Tax Map #: 115.-01-01.0
 Owners: RSVP CP SYRACUSE (NY) LLC
 Zoning: CM

Address	Date	Transaction	Transaction Type	Status	Description
901 Hiawatha Blvd W & Spencer	06/11/86	Project	Resubdivision	Approved	R-86-10 REALIGN 2 LOTS INTO 2 NEW LOTS
901 Hiawatha Blvd W & Spencer	06/01/89	Project	Off Premise Advertising	Approved with	AS-89-007 Off-premise advertising (Park).
901 Hiawatha Blvd W & Spencer	07/31/92	Project	Roof Sign	Approved with	AS-92-18 ADMINISTRATIVE PERMIT (ROOF SIGN)
901 Hiawatha Blvd W & Spencer	06/03/13	Project	Site Plan Review	Approved	SR-13-03 MODIFY (MAINTAIN) GROUND SIGN
901 Hiawatha Blvd W & Spencer	06/10/13	Permit Application	Sign	Issued	11411 Install/maintain existing ground sign per attached zoning resolution. Work to include new sign box installation per attached specs. Sign shall measure 8 x5', as approval shows. Separate permits required for electric if work being performed.
901 Hiawatha Blvd W & Spencer	06/17/13	Inspection	Progress Inspection	In Progress	
901 Hiawatha Blvd W & Spencer	08/26/13	Inspection	Final Inspection	Pass	
901 Hiawatha Blvd W & Spencer	02/27/15	Completed Permit	Sign	Certificate Issued	11411 Install/maintain existing ground sign per attached zoning resolution. Work to include new sign box installation per attached specs. Sign shall measure 8 x5', as approval shows. Separate permits required for electric if work being performed. Certificate of Completion #11411
901 Hiawatha Blvd W & Spencer	08/11/15	Completed Complaint	Pot Holes in Road	Completed	2015-18938 pot hole in front of mall. repaired but needs to be done again.
901 Hiawatha Blvd W & Spencer	05/22/18	Completed Complaint	Pot Holes in Road	Completed	2018-13659 potholes at entrance to buisnness on Spencer st side
901 Hiawatha Blvd W & Spencer	07/28/18	Completed Complaint	Pot Holes in Road	Completed	2018-20145 onto spencer end of our property of pot holes please inspect asap and repair
901 Hiawatha Blvd W & Spencer	04/24/20	Completed Complaint	Catch Basin: Clean	Admin-Closed	2015-20767 clean all catch basins howie
901 Hiawatha Blvd W & Spencer	01/30/26	Inspection	Codes - Licensing	In Progress	
901 Hiawatha Blvd W & Spencer	02/02/26	Inspection	Complaint Inspection	N/A	
901 Hiawatha Blvd W & Spencer	02/17/26	Inspection	Fire Prevention - Licensing	Fail	
901 Hiawatha Blvd W & Spencer	02/17/26	Inspection	Codes - Licensing	Fail	
901 Hiawatha Blvd W & Spencer	02/17/26	Inspection	Codes - Licensing	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
901 Hiawatha Blvd W & Spencer	02/17/26	Violation	2025 FCNYS - Section 1104.3 - Exit Sign Illumination	Closed	
901 Hiawatha Blvd W & Spencer	04/24/26	Inspection	Codes - Licensing	Pass	
901 Hiawatha Blvd W & Spencer	05/05/26	Completed Complaint	Certificate of Inspection	Certificate: Issued	2026-00614 C of I

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision R-2026-10

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	7/20/2026 CPC Meeting		
Eng. Mapping-Zoning	Conditionally Approved	Ray Wills	-The bearings Hiawatha and Spencer Sts can be confirmed and AGREE with the Official City Plats for the area. The portion that can not be confirmed via plats has been verified by other means. -The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 559
Engineering Design and Construction	Conditionally Approved	Nyezee Goe	-No objection to re-subdivision. Storm and Sanitary sewer available -Any future construction/development will be subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	Conditionally Approved	Nyezee Goe	-Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf for any future project -Future projects shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. -Construction may be subject to Onondaga Countys 1:1 sewer offset to be determined/administered by the City.
Engineering Sewer	Conditionally Approved	Nyezee Goe	-No impact to sewers All installation & restoration work to be done to City of Syracuse specifications & details. -Construction may be subject to Onondaga Countys 1:1 sewer offset to be determined/administered by the City.

Landmark Preservation	N/A		
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