



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-2026-50</u>	<u>Staff Report – July 20, 2026</u>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	215 W. Borden Aveune West (084.-26-14.6) & 217-19 W. Borden Aveune West (084.-26-14.5)
<i>Summary of Proposed Action:</i>	The applicant intends to combine two lots into one new lot. The applicants intend to use the additional parking & yard space. Total square footage of New Lot 8A: 13200 SF (0.303 Acres)
<i>Owner/Applicant</i>	Robert and Theresa Harris (Owner of 215 Borden Ave. W.) Greater Syracuse Property Development Corporation (Applicant & Owner of 217-19 Borden Ave. W.)
<i>Existing Zone District:</i>	The two parcels involved in the resubdivision are located in the Low Density Residential (R2) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the west, south and north are all located in the Low Density Residential (R2) Zone District. The neighboring properties to the west are all located in the Small Lot Residential (R3) Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	The applicant proposes combining a vacant lot with a residential parcel.
<i>Facts on Project & Staff Analysis:</i>	<u>Dimensional Standards</u> - The proposed resubdivided lot meets the Dimensional Standards of the R2 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.3 B for single-unit dwellings. - The lot area requirement for the residential use type of “Single-Unit Detached Dwelling” in the R2 Zone District is 4,000 SF, and the proposed lot will be 13200 SF, thus conforming for their proposed use type. - The lot width minimum for “Single-Unit Detached Dwellings” in the R2 Zone District is 40 FT, and the proposed unchanged lot width along Borden is 100 FT which meets the SZO. <u>Facts on Project</u> - The land use of “Single-Unit Detached Dwelling” is permitted by right in the R2 Zone District. - The proposed resubdivision will eliminate a vacant and add additional parking & yard space for the residents of 215 Borden Ave. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 215 Borden Ave.
<i>Staff Recommendation:</i>	Staff recommend approving this project.
<i>Recommended Conditions if Approved:</i>	1. Applicant shall successfully file the resubdivision map of R-2026-50 in the Onondaga County Clerk's office within 62 days of resubdivision approval.
<i>Zoning Procedural History:</i>	- There is no Zoning Procedural History for 215 & 217-19 Borden Ave. W., 215 Borden Ave W. property has been utilized as a single family home since being built in 1890.
<i>Summary of Zoning History:</i>	- N/A
<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 Lots</u> 215 Borden Ave. W. The subject property at 215 Borden Ave. W. is a regularly shaped parcel with a lot size of 6600 SF (0.151 Acres). The property has one street frontage with 50 FT of frontage along Borden Ave. W. which is located on the northern property line. The eastern property line borders 207 Borden Ave. W. for 92 FT and 402 Landon Ave for 40 FT. The western property line borders 217-19 Borden Ave. W. for 132 FT and the southern property line borders 204 Beard Ave. W. Ave for 50 FT 217-19 Borden Ave. W. The subject property at 217-19 Borden Ave. W. is a regularly shaped parcel with a lot size of 6600 SF (0.151 Acres). The property has one street frontage with 50 FT of frontage along Borden Ave. W. which is located on the northern property line. The eastern property line borders 215 Borden Ave. W. for 132 FT. The western property line borders 223 Borden Ave. W. for 132 FT and the southern property line borders 206 Beard Ave. W. Ave for 50 FT. <u>Proposed Lot</u> 8A The subject property at 215 Borden Ave. W. is a regularly shaped parcel with a lot size of 13200 SF (0.303 Acres). The property has one street frontage with 100 FT of frontage along Borden Ave. W. which is located on the northern property line. The eastern property line borders 207 Borden Ave. W. for 92 FT and 402 Landon Ave for 40 FT. The western property line borders 223 Borden Ave. W. for 132 FT and the southern property line borders 0.3030303 Ave for 50 FT & 206 Beard Ave. W. Ave for 50 FT.
<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
- "Proposed Resubdivision of Lots 7 & 8, Block 1039 of the Kirk Tract. To be New Lot 8A. Known as No. 215 Borden Avenue W., City of Syracuse, County of Onondaga, State of New York" Drawn by PFOB, Stamped by Michael J. McMully of Michael J. McMully Land Surveying PLLC. Dated 5-27-26. Scale 1" = 20'."



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

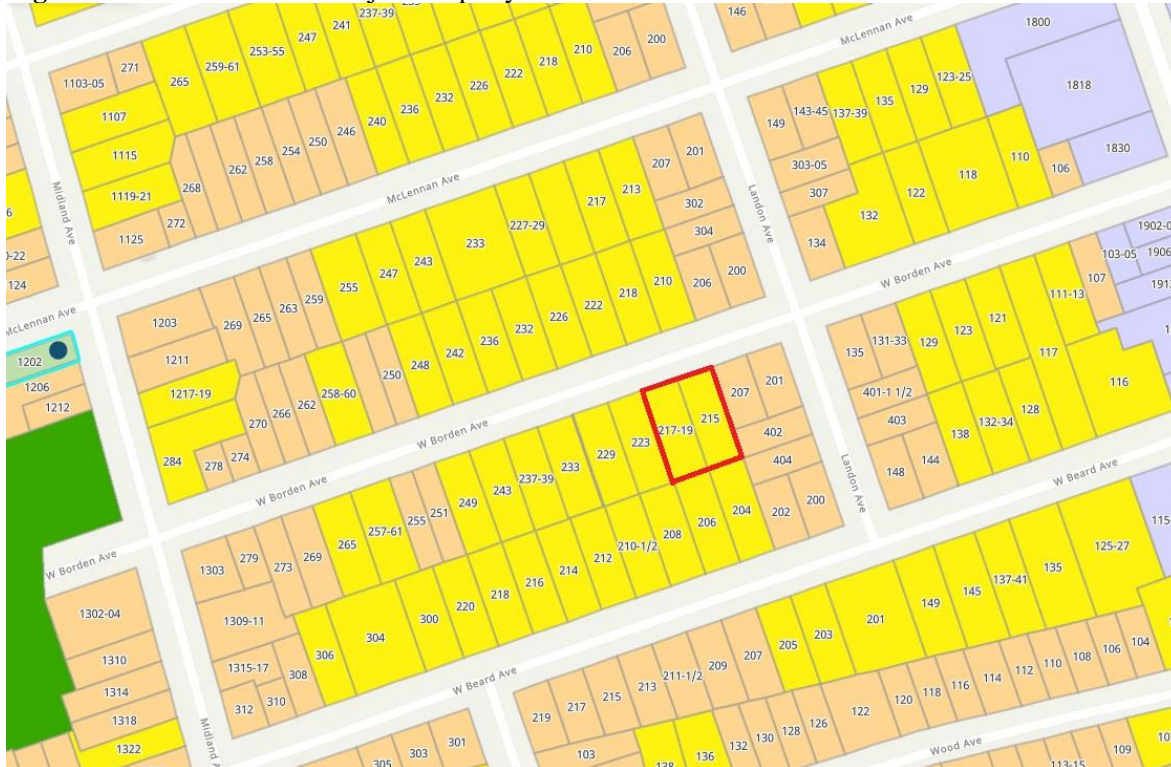
Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

Attachments:

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

Context Maps:

Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



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

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



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Zhitong Wu
Director of Zoning

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

06/11/2026

Re: Application Completeness for Lot Alteration R-2026-50, 215 Borden Ave. W

Dear Katelyn,

On 06/11/2026, Rebeca Baker determined the proposed project R-2026-50, at 215 BORDEN AVE W has all the required submittals for the application to be complete.

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

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

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

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

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

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

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

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

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

www.syr.gov/Departments/Zoning-Administration

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

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
☒ Resubdivision:	<u>Merge two residential parcels</u>	<u>2</u>	<u>13285.800 SF</u>
☐ Lot Alteration:	_____	_____	_____

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>217-19 W. Borden Ave</u>	<u>084.-26-14.5</u>	<u>GSPDC</u>	<u>4/6/2021</u>
2) <u>215 W. Borden Ave</u>	<u>084.-26-14.6</u>	<u>Robert and Theresa Harris</u>	<u>10/13/2021</u>
3) _____	_____	_____	_____
4) _____	_____	_____	_____

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

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

1) _____ 2) _____ 3) _____

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

☐ Demolition (full and partial): _____

☐ New Construction: _____

☐ Façade (Exterior) Alterations: _____

☐ Site Changes: _____

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Merge two residential parcels

Current Land Use(s): Residential

Proposed Land Use(s): Residential

Number of Dwelling Units: 1

Days and Hours of Operation: n/a residential

Number of Onsite Parking Spaces: 2

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

Applicant proposes to merge the vacant lot at 217-19 W. Borden Ave with the residential parcel at 215 W. Borden Ave. Buyer intends to use the lot as additional yard space.

PROPERTY OWNER(S) (required)

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

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Corporation		
First Name	Last Name	Title	Company		
1941 S. Salina St.		Syracuse	NY	13205	Phone: [REDACTED]
Street Address	Apt / Suite / Other	City	St	Zip	Email: [REDACTED]
* Signature: <i>Katelyn Wright</i>			Date: 5/28/26		

Robert	Harris				
First Name	Last Name	Title	Company		
215 W. Borden Ave		Syracuse	NY	13205	Phone: [REDACTED]
Street Address	Apt / Suite / Other	City	St	Zip	Email: [REDACTED]
* Signature: <i>Robert Harris</i>			Date: 5/31/2026		

Theresa	Harris				
First Name	Last Name	Title	Company		
215 W. Borden Ave		Syracuse	NY	13205	Phone: [REDACTED]
Street Address	Apt / Suite / Other	City	St	Zip	Email: [REDACTED]
* Signature: <i>Theresa Harris</i>			Date: 5/31/2026		

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

*** OWNER SIGNATURE DECLARATION**

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

APPLICANT(S) (if applicable)

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

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

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information

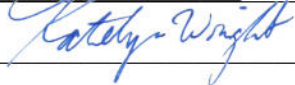
Instructions for Completing

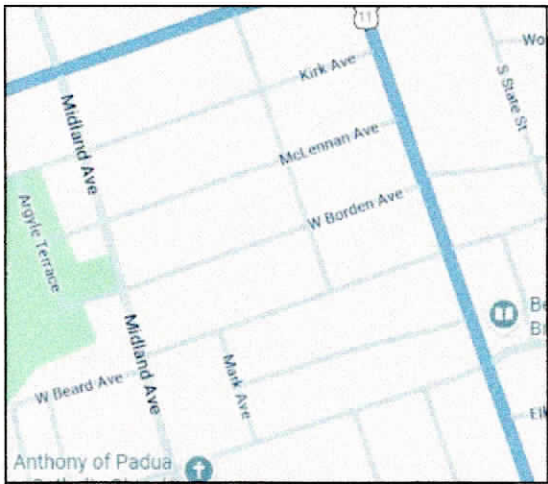
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

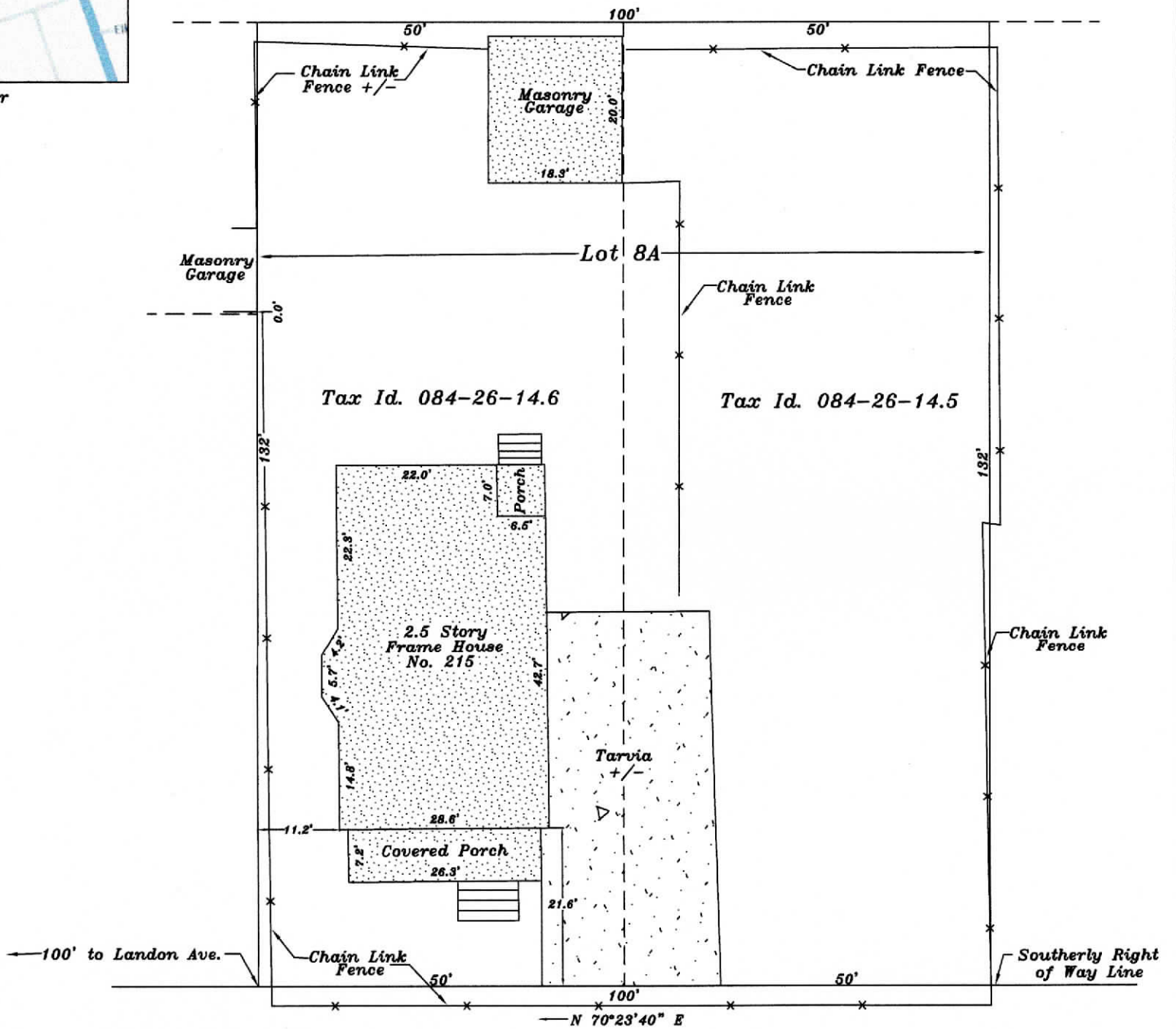
Part 1 – Project and Sponsor Information			
Name of Action or Project: Merge a vacant lot with a residential parcel			
Project Location (describe, and attach a location map): 217-19 and 215 W. Borden Ave in the City of Syracuse between S. Salina St. and Midland Ave			
Brief Description of Proposed Action: Applicant proposes to merge the vacant lot at 217-19 W. Borden Ave with the residential parcel at 215 W. Borden Ave. The buyer intends to use the lot as additional yard space.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: 1941 S. Salina St.			
City/PO: Syracuse		State: NY	Zip Code: 13205
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
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:			YES ☐
3. a. Total acreage of the site of the proposed action? _____ 0.305 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? _____ 0.305 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
_____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____ _____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____ _____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____ _____	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Katelyn Wright</u> Date: <u>6/2/26</u> Signature: <u></u> Title: <u>Executive Director</u>		



Site Vicinity Locator
(not to scale)



W. Borden Avenue (Open - 66' Wide)

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 8A Area = 13200 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Harris

Date of Fieldwork: 05-26-26
Tax Id#: 084-26-14.5 & 14.6
Deed: 2021/14590 & 2021/48947
Abstract: Not Provided

Proposed Only

Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 815-5034		Proposed Resubdivision on Lots 7 & 8, Block 1039 of the Kirk Tract. To be New Lot 8A.	
I hereby certify that this map was made from an actual survey and same is correct.		Known as No. 215 W. Borden Avenue City of Syracuse, County of Onondaga State of New York	
M.J. McCully NYSLLS 050696		Drawn by: PF0B Scale: 1" = 20' Date(s): 05-27-26	

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Certifications on this boundary survey map signify that the map was prepared with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map. The certifications herein are not transferable. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate. Copyright 2026, Michael J. McCully Land Surveying, PLLC, all rights reserved.

Project: R-2026-50

Date: 7/16/2026

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-2026-50

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)

City of Syracuse
Parcel History
 01/01/1900 - 07/13/2026
 Tax Map #: 084.-26-14.6
 Owners: Robert Harris, Theresa Harris
 Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
215 Borden Ave W	03/18/20	Inspection	Complaint Re-Inspection	Fail	
215 Borden Ave W	03/19/20	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
215 Borden Ave W	03/27/20	Inspection	Complaint Re-Inspection	No Progress	
215 Borden Ave W	04/14/20	Inspection	Vacant - New Complaint Inspection	No Progress	
215 Borden Ave W	05/15/20	Inspection	Vacant Property - Routine Inspection	No Progress	
215 Borden Ave W	06/15/20	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
215 Borden Ave W	07/08/20	Inspection	Vacant - New Complaint Inspection	Pass	
215 Borden Ave W	07/09/20	Completed Complaint	Trash/Debris-Private, Occ	Completed	2020-04778
215 Borden Ave W	07/21/21	Inspection	Complaint Inspection	Fail	
215 Borden Ave W	07/21/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
215 Borden Ave W	07/21/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
215 Borden Ave W	07/28/21	Completed Complaint	Vacant House	Completed	V2021-0723 TD OG
215 Borden Ave W	07/28/21	Inspection	Vacant Property - Routine Inspection	Pass	
215 Borden Ave W	08/25/21	Inspection	Complaint Inspection	Fail	
215 Borden Ave W	08/25/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
215 Borden Ave W	09/02/21	Inspection	Vacant Property - Routine Inspection	No Progress	
215 Borden Ave W	09/30/21	Completed Complaint	Vacant House	Completed	V2021-0797 OG
215 Borden Ave W	09/30/21	Inspection	Vacant Property - Routine Inspection	Pass	
215 Borden Ave W	05/16/23	Periodic Inspection	Vacant Property Registry	VPR - Due	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
215 Borden Ave W	06/24/24	Completed Complaint	Property Maintenance-Ext	Completed	2024-04904 OG - NO VIOLATION 6/24/24
215 Borden Ave W	06/24/24	Inspection	Complaint Inspection	Pass	
215 Borden Ave W	04/04/25	Inspection	Vacant - New Complaint Inspection	Pass	
215 Borden Ave W	04/07/25	Completed Complaint	Vacant House	Completed	V2025-0185 NEW VAC 2025? NEED TO CONFIRM IF VACANT 4/7/2025
215 Borden Ave W	07/23/25	Inspection	Complaint Re-Inspection	Fail	
215 Borden Ave W	07/23/25	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
215 Borden Ave W	07/29/25	Inspection	Complaint Re-Inspection	In Progress	
215 Borden Ave W	08/04/25	Completed Complaint	Property Maintenance-Ext	Completed	2025-06776 OG
215 Borden Ave W	08/04/25	Inspection	Complaint Re-Inspection	Pass	
215 Borden Ave W	05/07/26	Inspection	Complaint Inspection	Fail	
215 Borden Ave W	05/07/26	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
215 Borden Ave W	05/20/26	Inspection	Complaint Re-Inspection	No Progress	
215 Borden Ave W	05/26/26	Completed Complaint	Overgrowth: Private, Occ	Completed	2026-03160 OG
215 Borden Ave W	05/26/26	Inspection	Complaint Re-Inspection	Pass	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision **R-2026-50**

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 for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 120
Engineering Design and Construction	Conditionally Approved	Nyezee Goe	-No objection to re-subdivision. -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	-City owned combined sewer located on along W Borden Ave All installation & restoration work to be done to City of Syracuse specifications & details.
Landmark Preservation	N/A		