



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-2026-38</i>	<i>Staff Report – July 20, 2026</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	900-16 E Fayette St. (Tax Map ID: 048.-04-01.1);
<i>Summary of Proposed Action:</i>	The applicant intends to establish a “Smoking Establishment” land use type within an existing vacant tenant space on the first floor of the existing Mixed-Use structure. A retail “Smoking Establishment” land use type is permitted by Special Use Permit under the regulations of the MX-4 Zone District. No onsite consumption is proposed. The proposed hours of operations are 10AM – 10PM Monday - Sunday Total site area: 0.568 Acres / 24,745 SF
<i>Owner/Applicant</i>	900 East Fayette Group LLC (Owner) CHA Consulting (Applicant & Representative)
<i>Existing Zone District:</i>	Urban Core (MX-4) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, east, south, and west are all within the Urban Core (MX-4) Zone District.
<i>Companion Application(s)</i>	MiSPR-2026-109 Minor Site Plan Review to establish “Smoking Establishment” land use type in the MX-4 Zone District. In Review
<i>Scope of Work:</i>	Exterior work: (1) None proposed. Interior work: (1) Building out one 1st floor 575 SF tenant space, including minor interior demolition and installation of display cases, security desk, couches, etc. (2) Establishing a “Smoking Establishment” land use type within the subject tenant space.
<i>Facts on Project:</i>	<u>Existing Conditions</u> - The existing site is a 4-story mixed use structure with apartments on the upper three floors and commercial uses on the lower floor. One tenant space is currently utilized by a restaurant, while the others are in the process of being built out for new tenants. The subject tenant space is at the corner of E Fayette and Irving Ave. The structure contains 42 dwelling units on the upper floors. <u>Nonconformities</u> - No nonconformities exist on the site or are proposed. <u>Dimensional Standards</u> - The existing lot meets all Dimensional standards of the MX-4 Zone District. - The existing coverage of the lot is 95% structural and parking area total and 5% greenspace. <u>Use Specific Standards</u> - A Certificate of Use must be obtained prior to operating the new business.

- A current Office of Cannabis Management license must be held at all times that the business is in operation.

Local Land Use and Residential Compatibility

- The site is in the Urban Core Zone District (MX-4), where the commercial use type “Smoking Establishment” is permitted by Special Use Permit. Nearby uses include “Dwelling, Multi-Units”, “Parking Lot”, “Restaurant”, “Public Safety Facility”, “Cultural Institution”, “Beverage Café”, and “Office” land use types. The proposed land use type is in keeping with the largely commercial character of the surrounding area. No residential zone districts are nearby or will be impacted by this project.

Off-Street Parking and Loading

- The space is below the minimum 1,000 sqft threshold for required parking and is therefore exempt from parking requirements.
- 15 parking spaces including 3 accessible spots are provided in the rear of the building accessible from E Fayette St.

Landscaping, Buffering, and Screening

- No landscaping, buffering or screening is required for the proposed scope of work.

Site, Building Design, and Exterior Lighting

- The current front façade of the building projects slightly into the ROW however a Major Encroachment has been approved to rectify this.
- All additions to the existing building are legal and in compliance with the Syracuse Zoning Ordinance.

Signage

- Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.
- No signage has been approved at this site.
- **Currently many of the windows of the proposed tenant space are painted over, the paint must be either removed or a retroactive permit obtained.**

Historic Preservation

- This property is on the City’s Historic Properties list, and the proposed scope of work has been reviewed and approved the Historic Preservation Planner.

Additional Standards, Building Placement, and Transparency

- The existing building is deficient in window transparency due to the painting present on many of the windows. 40% transparency is required for retail uses on the ground floor in the MX-4 Zone District.

<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 help to revive a vacant tenant space on the corner of E Fayette St. and Irving Ave. Compliance with applicable Standards of the Zoning Ordinance and other municipal departments' standards The proposed project meets all requirements of the Syracuse Zoning Ordinance and is in keeping with the spirit of the Comprehensive Plan. Compatibility with the Surrounding Area The surrounding street character is largely commercial in nature with small restaurants, cafes, multi-unit dwellings, retail shops, and parking lots. Compatible with the development of the general neighborhood and existing land uses Neighboring and nearby land use types are largely consistent with the proposed "Smoking Establishment" land use type. Impacts on pedestrian and vehicular traffic Parking for this "Smoking Establishment" land use type is exempted due to the small scale of the business. Minimization of Adverse Impact on Health, Safety, and Welfare The project proposes no exterior alterations that would create hazardous conditions or encourage them, and no consumption of products sold on site shall be permitted without the prior establishment of a lounge. Impacts on development of the subject property and the use of adjacent land and buildings The project proposes no exterior alterations as 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 Special Use Permit) 2. A Certificate of Use shall be obtained prior to the operation of the proposed business. 3. A valid license from the NYS Office of Cannabis Management must be maintained for the duration of the business. 4. The hours of operation shall not be extended beyond what is approved, 10AM-10PM. 5. A Crime Prevention Through Environmental Design Review by the Syracuse Police Department shall be conducted once the project has applied for all necessary permits.
<i>Zoning Procedural History:</i>	- V-81-15 Use Variance to Maintain 14 apartment units Approved - AS-84-54 Off-Premise Advertising billboard Denied - PR-16-44 Façade Alterations and new building addition Approved - PC-0840-18 Major Encroachment for existing building cornice, bays, entry stairs, and identification signage Approved - R-16-64 Resubdivision to combine four parcels at 305-7 Irving Ave., 900-16, 918, and 922-24 E Fayette St. into one new parcel Approved - SP-19-08 Special Use Permit to establish a “Restaurant” land use type known as <i>Strong Hearts</i> on the new resubdivided parcel Approved - SP-22-01 Special Use Permit to establish a “Restaurant” land use type known as <i>Buried Acorn Taphouse</i> Approved - MiSPR-24-12 / SP-24-07 Special Use Permit and companion Minor Site Plan Review to establish “Food and Beverage, Retail” land use type, no tenant at time of approval. Approved
<i>Summary of Zoning History:</i>	In 1981 a Use Variance was approved to maintain 14 apartments within the existing building. In 1984 an Off-Premise Advertising permit was denied. In 2016 façade alterations and an addition to the building was approved to construct a 4-story addition to the south of the building including two commercial tenant spaces on the first floor and 28 apartments on the upper floors. In conjunction with the addition, a Resubdivision was approved to combine 4 lot into one new lot and a Major Encroachment was approved for portions of the existing building. In 2019 and 2022 a Special Use Permit was approved for Restaurants on the first floor, <i>Strong Hearts</i> in the southernmost tenant space, and <i>Buried Acorn Taphouse</i> in the northern most tenant space, which is also the subject tenant space. In 2024 a Special Use Permit and Minor site Plan Review were approved to establish a “Food and Beverage, Retail” business within the middle tenant space, however no tenant has occupied the space yet.
<i>Code Enforcement</i>	See attached code enforcement history.

History:	
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	Existing property characteristics The subject property at 900-16 E Fayette St. and Irving Ave. is an irregularly shaped parcel with a lot size of 24,745 SF (0.568 Acres). The property has two street frontages with 165.01 FT of northern frontage along E Fayette St. and 165 FT of western frontage along Irving Ave. To the east, the property line borders 919 E Genesee St. & S Crouse Ave. for 207 FT. To the south, the property line borders 919 E Genesee St. & S Crouse Ave. for 123.01 FT. The parcel is currently occupied by a 4 story building with 42 residential units and three commercial spaces, the northern two are vacant and the southern one is occupied by <i>Strong Hearts</i> “Restaurant” land use type. To the northeast of the main structure a 15 spot parking lot is present.
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 does not require review by the Onondaga County Planning Board.

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

- Special Use Permit Application
- Short Environmental Assessment Form Part 1
- Floorplan (Sheet A-1) Change of Occupancy First Floor Tenant Space 900 E Fayette Street, Syracuse, NY 13210; Drawn by CHA Consulting LLC, Dated 4/20/2026, Revised 5/1/2026, ; Scale: 3/32 = 1’
- Property Survey; Lot No. 17A – Resubdivision Map of Part of Block No. 240, Filed 12/21/2018 Map No. 12688, City of Syracuse, County of Onondaga, State of New York, Known as: 900-916 East Fayette St; Signed and Sealed by License Land Surveyor Colin M. Kraft of Land Lines Surveying, P. C. Dated 12/21/2018; Scale: 1” = 20’.

Attachments:

Special Use Permit Application
Code Enforcement History

IPS Comments from City Departments

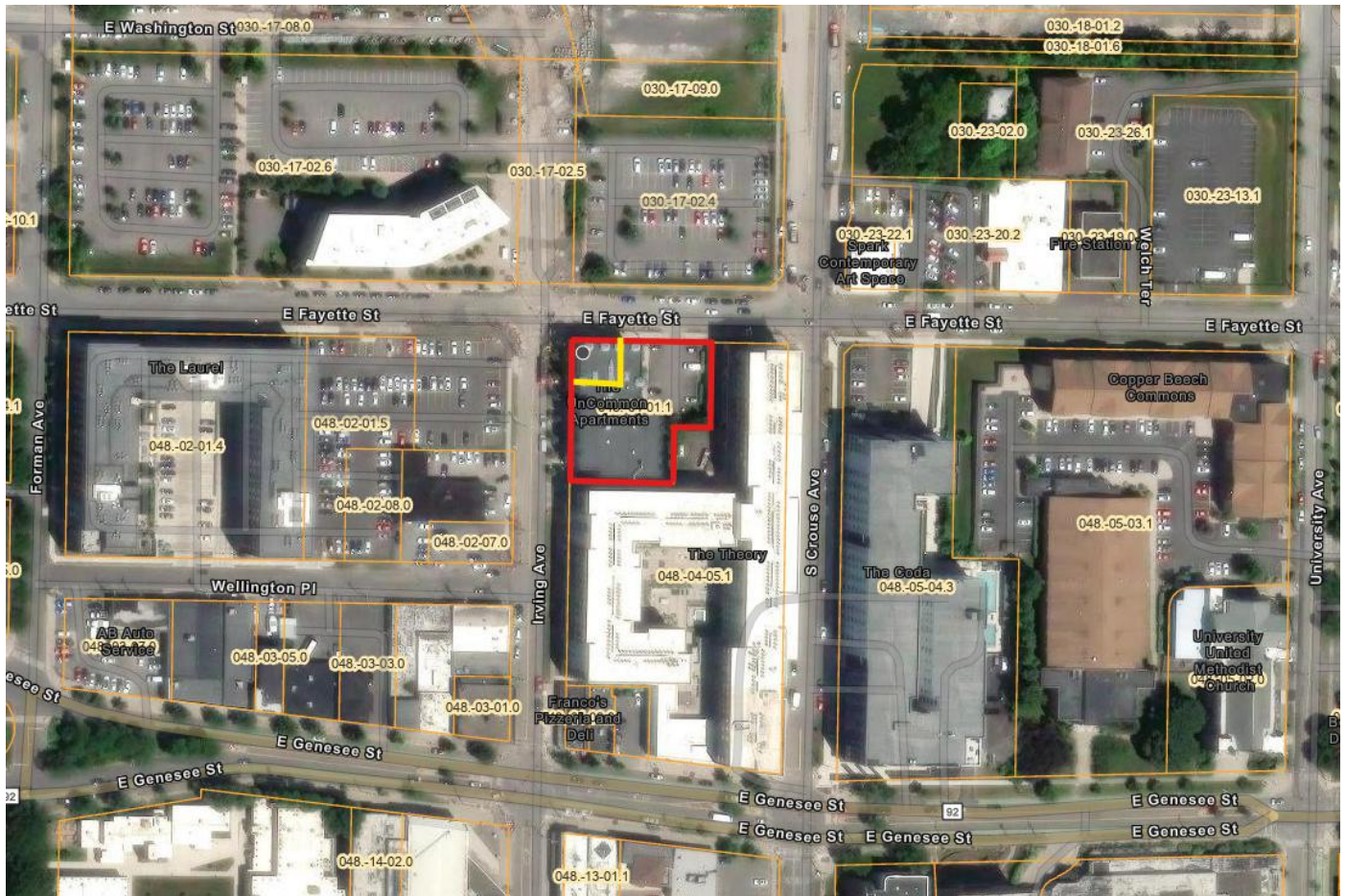
Context Maps:

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 and approximate location of the subject tenant space.

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

ON THIS SITE ONE SPECIAL USE PERMIT APPLICATION
SP-2026-38 TO ESTABLISH A "SMOKING ESTABLISHMENT"
LAND USE TYPE AT 900-16 E FAYETTE ST. THE PROPERTY IS
OWNED BY 900 E FAYETTE GROUP LLC AND IS IN THE
URBAN CORE (MX-4) ZONE DISTRICT. THIS MATTER WILL BE
DISCUSSED AT A CITY PLANNING COMMISSION MEETING ON
JULY 20TH, 2026, AT 6:00 P.M. IN THE COMMON COUNCIL
CHAMBERS, CITY HALL, SYRACUSE, NEW YORK

7/10/26, 1:00 PM



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
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Rebeca Baker
Zoning Planner I

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Zoning Planner II

Samuel Prescott
Zoning Planner I

Christopher Geiger
900 East Fayette Group LLC
PO Box 776
Syracuse, NY 13214

CC: Ben Harrel
CHA Consulting
300 S State St. Ste. 600
Syracuse, NY 13202

6/29/2026

Re: Application Completeness for City Planning Commission for 900-16 E Fayette St.

Dear Christopher Geiger,

On 6/29/2026, Noah Garcia determined the proposed project SP-2026-38 at 900-16 E Fayette 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-2026-38

Status:

Scheduling and Notice of City Planning Comission Public Hearings

Message:

Applicant Name:

Ben Harrell

Applicant Email:

Primary Location:

900-16 FAYETTE ST E & IRVING AVE, 13210

Primary APN:

048.-04-01.1

Submission Type:

Zoning Applications > Special Use Permit

Last Updated:

July 17, 2026

Submission URL:

<https://app.oncamino.com/syracusemy/dashboard/submissions/768951/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.

③ 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

✓ Upload Floor Plans

Group: Zoning

Step is Completed By: Applicant

Please upload floor plans for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land use.

✓ Upload Exterior Building Elevations and Specifications

Group: Zoning

Step is Completed By: Applicant

Please upload exterior building elevations and specifications with all dimensions, materials, and colors clearly illustrated and noted (Schematics or color renderings can be submitted in addition to elevation drawings, if available).

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

7 Reviews and Approvals

Zoning Review

Group: Zoning Step is Completed By: Agency

Historical Preservation Review

Group: Preservation Planner Step is Completed By: Agency

Please complete the property review for any additional required documentation or approvals applicable given protected site or National Register of Historic Places status.

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

Parks and Forestry Review

Group: Parks Step is Completed By: Agency

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

Engineering- Mapping Review

Step is Completed By: Agency

Engineering Design and Construction Review

Group: Engineering Step is Completed By: Agency

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

DPW Sanitation and Sewers Review

Step is Completed By: Agency

8 Reviews

Zoning Review

Group: Zoning Step is Completed By: Agency

9 Required Data Fields

Document Upload

Step is Completed By: Applicant

Please use this space to include any documents or images related to your application.

10 Hearing Scheduling

Scheduling and Notice of Public Hearings

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 special permit is consistent with the zoning ordinance for a special permitted use within the MX-4 zone district and creating an active street frontage with pedestrian accessible business.

2

Criteria 2

The proposed project meets all regulations within the zoning ordinance for the special permitted use and is located within an existing vacant commercial space.

3

Criteria 3

The proposal is compatible as there are several active store fronts within the area with residential units on the upper floors and this project fills a vacant commercial space on the first floor with apartments above.

4

Criteria 4

The proposal is compatible with adjacent development as it is within an existing building and provides an active street front with out adversely impacting the character or integrity of the immediate neighborhood as there are no exterior modifications to the site or building. The project is located within a historical building and will not be impacting the exterior facade of the building.

5

Criteria 5

Parking and Loading facilities are not proposed to change as the building and site are existing and this is the occupation of a vacant commercial space. The front access entrance is directly off of public sidewalks at an intersection with pedestrian crossing signals for safety. There is a single main entrance with security desk and main exit from the project commercial space along with other emergency only exits to meet fire code. There are several no parking signs along Irving Ave which should keep the roadside clear for emergency vehicles with direct access to the sidewalk and building. Snow storage for the off-street lot will remain the same as there are no changes proposed and speed limits in close proximity are 30 mph for both Irving and Fayette Street.

6

Criteria 6

The proposal will minimize impacts to health, safety and welfare with additional safety and security measures including but not limited to automated security shutters, video surveillance and coordination with the Syracuse Police Department in a site walk to enhance safety and crime prevention. The project is within an existing building and will not create narrow alleyways that could pose fire hazards or encourage illegal parking and dumping.

7

Criteria 7

The proposal will not hinder or discourage the development of adjacent land and buildings with proper management and safety investments. The project is in a thriving area with continuous improvements and investments that will continue along with the project.

8

Criteria 8

As part of the projects licensing and operations coordination with fire and police is required to ensure the site is easy to respond to and creates an atmosphere and layout to provide safety.

General Project Information

1

Nature and Extent of Special Use Requested

Special Permit to allow for new business to occupy the currently vacant space formerly occupied by Buried Acorn at the corner of 900-16 E. Fayette and Irving. The business will operate from 10am-10pm 7 days a week and products will be sold for off-premise consumption.

2

Has the owner obtained a certificate of use?

No

3

Proposed Number of Dwelling Units (if applicable)

42.0

4

Current Number of Dwelling Units (if applicable)

42.0

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

Mixed Use Development

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

NA

7 Proposed Onsite Parking

15

8 Current Onsite Parking

15

9 Proposed Hours of Operation

24/7 Residential, Smoking Establishment Use 10am-10pm 7 days per week

10 Current Hours of Operation

24/7 Residential, Commercial Space is currently vacant

11 Proposed Use of the Property

Multi-family Residential & Retail/Commercial (Mixed Use)

12 Current Use of the Property

Multi-family Residential & Retail/Commercial (Mixed Use)

13 Lot Size (sq ft)

24475

14 Business/Project Name

Cues Clouds

Disclaimer

This PDF was generated on July 17, 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: 900 East Fayette Group LLC (Chris Geiger)

Signature: *Chris Geiger*

Date: 06/12/2026

Mailing address: P.O. Box 776 Syracuse NY 13214

Phone:

Email:

Print applicant's name: Cuse Clouds (Owen Ali)

Signature: *Owen Ali*

Date: 06/12/2026

Mailing address: 900 E. Fayette Street, Syracuse NY 13210

Phone:

Email:

Print authorized representative's name (if applicable):
CHA Consulting

Signature: *Benjamin Harrell*

Date: 06/12/2026

Mailing address: 300 S. State Street Suite 600 Syracuse NY 13202

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.

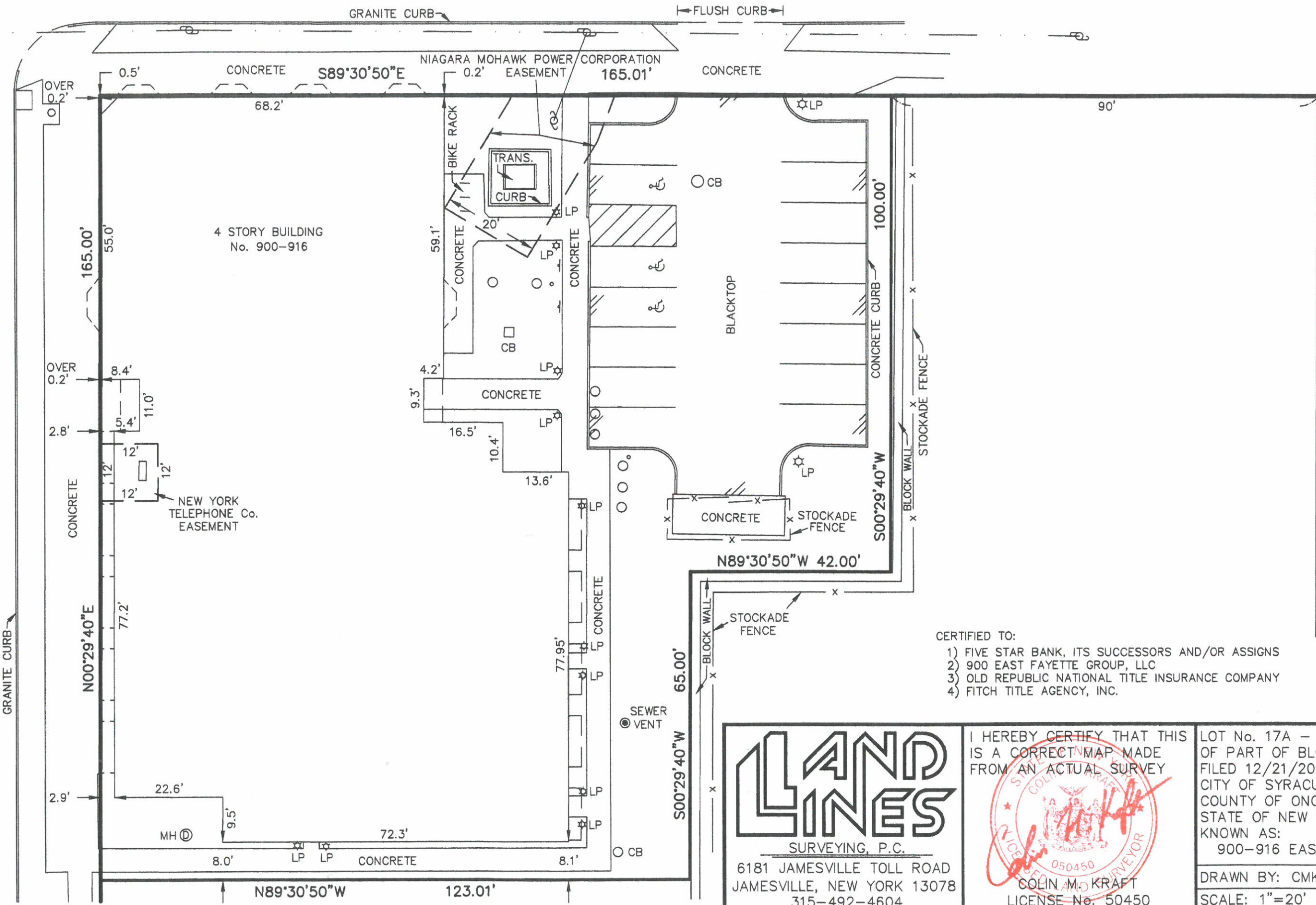
PLEASE NOTE:

- **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.**

EAST FAYETTE STREET

IRVING AVENUE

SOUTH CROUSE AVENUE



- CERTIFIED TO:
- 1) FIVE STAR BANK, ITS SUCCESSORS AND/OR ASSIGNS
 - 2) 900 EAST FAYETTE GROUP, LLC
 - 3) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 - 4) FITCH TITLE AGENCY, INC.

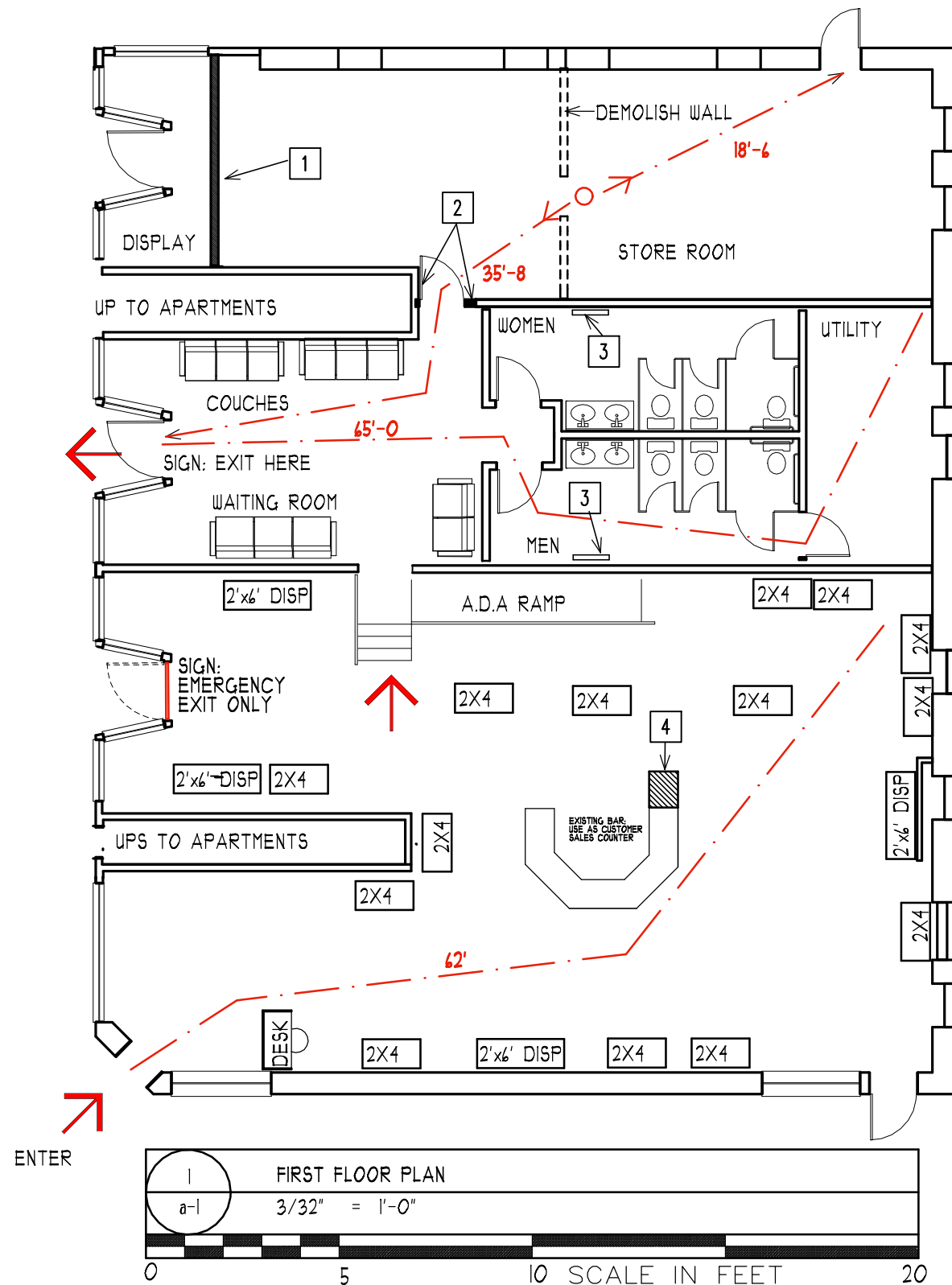
LAND LINES
SURVEYING, P.C.
6181 JAMESVILLE TOLL ROAD
JAMESVILLE, NEW YORK 13078
315-492-4604

I HEREBY CERTIFY THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY

Colin M. Kraft
COLIN M. KRAFT
LICENSE No. 50450

LOT No. 17A - RESUBDIVISION MAP OF PART OF BLOCK No. 240 FILED 12/21/2018 MAP No. 12688 CITY OF SYRACUSE COUNTY OF ONONDAGA STATE OF NEW YORK KNOWN AS: 900-916 EAST FAYETTE STREET

DRAWN BY: CMK	DATE: 12/21/2018
SCALE: 1"=20'	DWG.No.: 181036



FINISHES

2'x6' DISP DISPLAY CASE: 2'X6'X30"H

2X4 DISPLAY CASE: 2'X4'X30"H

DESK SECURITY DESK:
1. ELECTRIC ENTRY DOOR RELEASE
2. 110V OUTLET
3. WI-FI TABLET

1 NEW WALL, 2X4 METAL STUDS, 1/2" FIRE RESISTANT PLYWOOD ON DOOR SIDE. COVER BOTH SIDES WITH 1/2" THICK DRYWALL.

2 NEW WALL, 2X4 METAL STUDS, 1/2" O.C. HOLLOW METAL DOOR FRAME, HIGH STRENGTH METAL DOOR. AT 42"H, BANKER'S SLIDE-UNDER WINDOW, 18"X24" WINDOW 3/8" T ACRYLIC VISION WINDOW. DOUBLE-KEY, DEAD BOLT DOOR KNOB.

3 ADA SALES COUNTER: 30"Hx36"Wx24"D. CLEAR OPEN BELOW, WITH END PANEL TO FLOOR. PLASTIC LAMINATE TOP SURFACE.

4 CHANGING STATION: WALL MOUNTED, OPEN DIMENSION MAX 24"X36" TOP OF BED AT 34" A.F.F.

CODE INFORMATION

NYS EXISTING BUILDING CODE 2025, WORK AREA METHOD
EXISTING USE: BAR (GROUP A-2)
PROPOSED USE: CANNABIS DISPENSARY (GROUP M)
ZONE CLASSIFICATION: MX-4

EXISTING SPRINKLER SYSTEM
EXISTING CENTRAL FIRE ALARM SYSTEM
EXISTING ADA RESTROOMS
EXISTING HVAC SYSTEM - NO CHANGES.

PROPERTY INFORMATION:
900-16 FAYETTE ST E & IRVING AVE
TAX ID: 048-04-011



JOB#228-14
4/20/2026
5/1/2026

124 Feigel Avenue
Syracuse, N.Y. 13203
WJP • architecture.pllc
680.287.6418

CHANGE OF OCCUPANCY
FIRST FLOOR TENANT SPACE
900 E FAYETTE STREET
SYRACUSE, NY 13210
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Drawings are instruments of service and remain the property of the Architect.

FLOOR
PLAN
&
NOTES
A-1

Short Environmental Assessment Form

Part 1 - Project Information

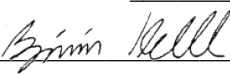
Instructions for Completing

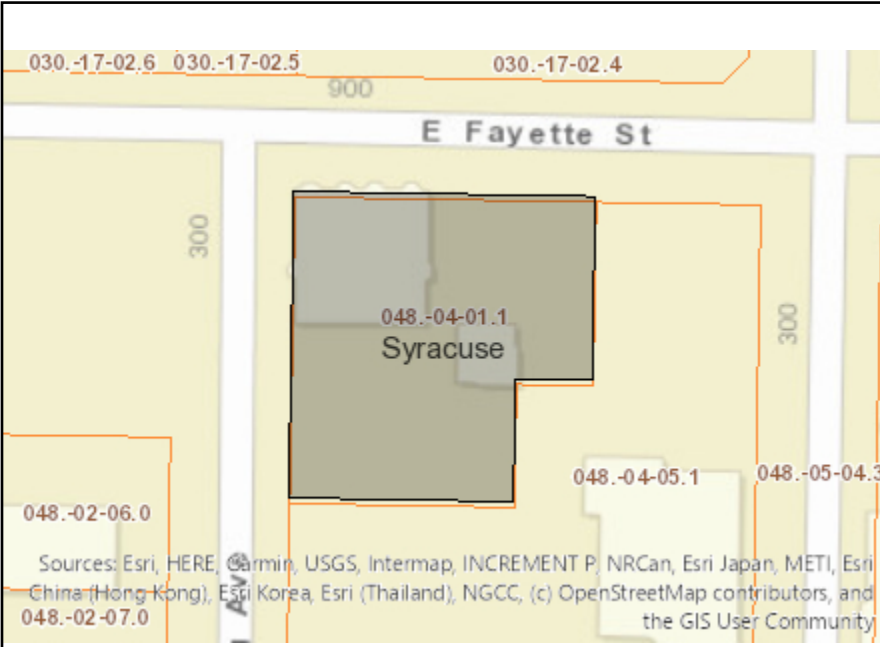
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Proposed Cuse Clouds Renovation			
Project Location (describe, and attach a location map): 900-16 E Fayette St & Irving Ave (First Floor)			
Brief Description of Proposed Action: Proposed renovation of existing vacant commercial space previously occupied by Buried Acorn for new business Cuse Clouds which is designated as a smoking establishment by the City of Syracuse zoning code requiring a special permit. No exterior modifications are proposed for the building.			
Name of Applicant or Sponsor: Cuse Clouds		Telephone: E-Mail:	
Address: 712 E. Fayette Street			
City/PO: Syracuse		State: NY	Zip Code: 13210
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: NYS Office of Cannabis Management		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		_____ 0.58 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?		_____ 0.58 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ 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	
	☐	☒	
Project is within Sylvester Apartment building which is a historically listed building	☒	☐	
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? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____ _____	NO	YES
	☒	☐
	☐	☐
	☐	☐
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: _____ _____ Environmental clean up within 2000' of site: Site B00003 Midtown plaza work completed, Site C734111 701-709 East Water Street work completed, C734167 701 East Fayette Active Brownfield Cleanup, Site V00502 815 Erie Blvd East work complete	NO	YES
	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>CHA Consulting Inc. (c/o Ben Harrell)</u> Date: <u>5-19-2026</u> Signature: <u></u> Title: <u>Project Engineer IV</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project: SP-2026-38

Date: 7/20/2026

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-2026-38

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 City Planning Commission Name of Lead Agency	7/20/2026 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 - 07/15/2026
 Tax Map #: 048.-04-01.1
 Owners: 900 East Fayette Group LLC
 Zoning: MX-4

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	10/20/16	Project	Resubdivision	Approved	R-16-64B Combine four properties situated at 305-07 Irving Avenue and 900-16, 918, and 922-24 E Fayette St into one new Lot Map Filed: 2/21/2018 Map #: 12688
900-16 Fayette St E & Irving Ave	02/06/19	Project	SP - Restaurant	Approved	SP-19-08 Establish a Restaurant (Strong Hearts) on property situated at 900-916, 918, and 922-924 East Fayette Street and 305-307 Irving Avenue (aka 900 E Fayette St).
900-16 Fayette St E & Irving Ave	04/10/19	Permit Application	Com. Reno/Rem/Chg Occ	Issued	37531 Tenant: 'Strong Hearts Cafe' Build-out and creation of the first floor (southern-most space) to be used as an [A-2] occupancy - restaurant of type [Va] construction. RACK #146 Len Paradise-315-420-1881 ***C OF O TYPED--AWAITING SIGNATURES 8/26/2020 ****CO ISSUED 9/16/2020
900-16 Fayette St E & Irving Ave	05/31/19	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	06/10/19	Permit Application	Electric	Issued	38311 Electric: Strong Hearts
900-16 Fayette St E & Irving Ave	06/12/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/21/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/27/19	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	07/15/19	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	07/15/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/18/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/22/19	Inspection	Progress Inspection	Pass	
900-16 Fayette St E & Irving Ave	07/24/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/29/19	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	08/01/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/01/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/09/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/12/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/13/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/15/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/16/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/26/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/05/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/05/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/10/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/12/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/26/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/01/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/02/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/10/19	Inspection	Progress Inspection	No Progress	
900-16 Fayette St E & Irving Ave	10/23/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	11/05/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	11/07/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	11/19/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/02/19	Inspection	Progress Inspection	No Progress	
900-16 Fayette St E & Irving Ave	12/04/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/19/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/14/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/16/20	Inspection	Progress Inspection	No Progress	
900-16 Fayette St E & Irving Ave	02/24/20	Inspection	Progress Inspection	No Progress	
900-16 Fayette St E & Irving Ave	02/28/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	03/05/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	03/20/20	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	03/30/20	Permit Application	Sprinkler	Issued	41165 Sprinkler for Strong Hearts Cafe
900-16 Fayette St E & Irving Ave	04/01/20	Inspection	Plan Review Update	Pass	
900-16 Fayette St E & Irving Ave	04/06/20	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	04/15/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/22/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/08/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/12/20	Permit Application	HVAC/Mechanical	Issued	41476 Kitchen Hood - Strong Hearts Cafe
900-16 Fayette St E & Irving Ave	05/19/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/04/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/16/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/17/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/25/20	Inspection	Fire - Exit Signage	Pass	
900-16 Fayette St E & Irving Ave	06/25/20	Inspection	Fire - Emergency Egress Illumination	Pass	
900-16 Fayette St E & Irving Ave	06/25/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/01/20	Permit Application	Fire Alarm	Issued	41673 Fire Alarm - Strong Hearts Cafe (1st Floor)
900-16 Fayette St E & Irving Ave	07/01/20	Inspection	Sprinkler Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/01/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/02/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/06/20	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	07/08/20	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/10/20	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	07/10/20	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	07/14/20	Permit Application	Sprinkler	Issued	42082 Ansul system for Strong Hearts Cafe
900-16 Fayette St E & Irving Ave	07/15/20	Inspection	Plan Review Update	Pass	
900-16 Fayette St E & Irving Ave	07/15/20	Inspection	Inspector Notification	Pass	
900-16 Fayette St E & Irving Ave	07/15/20	Inspection	Inspector Notification	<None>	
900-16 Fayette St E & Irving Ave	07/15/20	Inspection	Fire - Fire Alarm Acceptance Test	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	07/15/20	Inspection	Fire - Carbon Monoxide Detection	Pass	
900-16 Fayette St E & Irving Ave	07/15/20	Inspection	Fire - Fire Extinguishers	Pass	
900-16 Fayette St E & Irving Ave	07/15/20	Inspection	Final Fire Inspection	Pass	
900-16 Fayette St E & Irving Ave	07/15/20	Inspection	Progress Inspection	Pass	
900-16 Fayette St E & Irving Ave	07/15/20	Inspection	Final Inspection	Pass	
900-16 Fayette St E & Irving Ave	07/15/20	Completed Permit	Fire Alarm	Certificate Issued	41673 Fire Alarm - Strong Hearts Cafe (1st Floor) Certificate of Completion #41673
900-16 Fayette St E & Irving Ave	07/16/20	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	07/16/20	Completed Permit	Sprinkler	Certificate Issued	42082 Ansul system for Strong Hearts Cafe Certificate of Completion #42082
900-16 Fayette St E & Irving Ave	07/16/20	Inspection	Fire - Sprinkler Acceptance Test	Pass	
900-16 Fayette St E & Irving Ave	07/16/20	Inspection	Sprinkler Inspection	Pass	
900-16 Fayette St E & Irving Ave	07/16/20	Inspection	Fire - Sprinkler Certification	Pass	
900-16 Fayette St E & Irving Ave	07/17/20	Inspection	Final Inspection	Pass	
900-16 Fayette St E & Irving Ave	07/21/20	Inspection	Final Inspection	Pass	
900-16 Fayette St E & Irving Ave	07/22/20	Completed Permit	Sprinkler	Certificate Issued	41165 Sprinkler for Strong Hearts Cafe Certificate of Completion #41165
900-16 Fayette St E & Irving Ave	07/23/20	Completed Permit	HVAC/Mechanical	Certificate Issued	41476 Kitchen Hood - Strong Hearts Cafe Certificate of Completion #41476
900-16 Fayette St E & Irving Ave	08/31/20	Completed Permit	Electric	Certificate Issued	38311 Electric: Strong Hearts Certificate of Completion #38311
900-16 Fayette St E & Irving Ave	09/02/20	Inspection	Fire Prevention - Licensing	Pass	
900-16 Fayette St E & Irving Ave	09/02/20	Inspection	Codes - Licensing	Pass	
900-16 Fayette St E & Irving Ave	09/02/20	Inspection	Codes Electric - Licensing	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	09/16/20	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	37531 Tenant: 'Strong Hearts Cafe' Build-out and creation of the first floor (southern-most space) to be used as an [A-2] occupancy - restaurant of type [Va] construction. RACK #146 Len Paradise-315-420-1881 ***C OF O TYPED--AWAITING SIGNATURES 8/26/2020 ****CO ISSUED 9/16/2020 Certificate of Occupancy #37531
900-16 Fayette St E & Irving Ave	02/23/21	Violation	SPCC - Section 27-43 (g) - Maintained System	Closed	
900-16 Fayette St E & Irving Ave	02/23/21	Violation	2020 PMCNYS - Section 704.1 - Inspection, testing, and maintenance	Closed	
900-16 Fayette St E & Irving Ave	02/23/21	Violation	2020 FCNYS- - 903.5 - Testing and maintenance	Closed	
900-16 Fayette St E & Irving Ave	04/16/21	Permit Application	Sidewalk Cafe	Issued	PC-0142-21 Strong Hearts Cafe LLC submitting thier Sidewalk Cafe App for the 2021 Season..250 Sq Ft Sidewalk season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe season.
900-16 Fayette St E & Irving Ave	04/26/21	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
900-16 Fayette St E & Irving Ave	04/26/21	Inspection	Complaint Inspection	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	04/27/21	Permit	Sidewalk Cafe	Open	PC-0142-21 Strong Hearts Cafe LLC submitting thier Sidewalk Cafe App for the 2021 Season..250 Sq Ft Sidewalk season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe season. Expires 10/31/2021
900-16 Fayette St E & Irving Ave	04/30/21	Inspection	Complaint Inspection	<None>	
900-16 Fayette St E & Irving Ave	05/05/21	Inspection	Safety Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/17/21	Inspection	Complaint Inspection	No Progress	
900-16 Fayette St E & Irving Ave	05/24/21	Completed Complaint	Smoke Alarm Certification	Completed	2021-08133
900-16 Fayette St E & Irving Ave	06/07/21	Completed Complaint	Fire Alarm	Completed	2021-09361 alarm reset prior to FD arrival
900-16 Fayette St E & Irving Ave	06/07/21	Inspection	Safety Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/05/21	Inspection	Safety Inspection	Pass	
900-16 Fayette St E & Irving Ave	08/24/21	Inspection	Safety Inspection	Pass	
900-16 Fayette St E & Irving Ave	09/24/21	Completed Complaint	Sprinkler System	Resolved	2021-05081 Sprinkler System
900-16 Fayette St E & Irving Ave	01/03/22	Permit Application	Com. Reno/Rem/Chg Occ	Cancelled	45685 East Fayette Fitness Studio Cancelled- please see new scope under permit #51080
900-16 Fayette St E & Irving Ave	01/04/22	Project	SP - Restaurant	Approved	SP-22-01 Establish a second restaurant (Buried Acorn)
900-16 Fayette St E & Irving Ave	02/03/22	Permit Application	Com. Reno/Rem/Chg Occ	Issued	45669 Buried Acorn Tap Room *****CO TYPED-AWAITING SIGNATURES 8/24/2022 ***CO ISSUED 9/6/2022
900-16 Fayette St E & Irving Ave	02/25/22	Violation	SPCC SEC. 27-15	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	03/17/22	Permit Application	Sidewalk Cafe	Issued	PC-0134-22 Strong Hearts Cafe LLC submitting thier Sidewalk Cafe App for the 2022 Season..250 Sq Ft Sidewalk season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe season.
900-16 Fayette St E & Irving Ave	03/24/22	Permit	Sidewalk Cafe	Open	Will Send Updated Ins in May - Updated 4/26/22 PC-0134-22 Strong Hearts Cafe LLC submitting thier Sidewalk Cafe App for the 2022 Season..250 Sq Ft Sidewalk season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe season.
900-16 Fayette St E & Irving Ave	03/24/22	Inspection	Complaint Inspection	No Progress	Will Send Updated Ins in May - Updated 4/26/22 Expires 10/31/2022
900-16 Fayette St E & Irving Ave	03/25/22	Inspection	Fire Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	03/25/22	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	03/31/22	Inspection	Framing Before Enclosing	Pass	
900-16 Fayette St E & Irving Ave	04/02/22	Inspection	Safety Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/19/22	Permit Application	Sprinkler	Issued	46121 sprinkler system Buried Acorn Tap Room - 1st Floor
900-16 Fayette St E & Irving Ave	04/19/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/19/22	Inspection	Plan Review Notification	Pass	
900-16 Fayette St E & Irving Ave	04/20/22	Inspection	Plan Review Update	Pass	
900-16 Fayette St E & Irving Ave	04/21/22	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	04/25/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/27/22	Inspection	Framing Before Enclosing	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	05/02/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/04/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/17/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/23/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/26/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/31/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/31/22	Inspection	Plan Review Notification	In Progress	
900-16 Fayette St E & Irving Ave	05/31/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/07/22	Inspection	Waterproofing Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/13/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/16/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/20/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/27/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/11/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/12/22	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/18/22	Completed Complaint	Smoke Alarm Certification	Completed	2022-05746
900-16 Fayette St E & Irving Ave	07/20/22	Permit Application	Fire Alarm	Issued	46894 Buried Acorn Tap Room fire alarm
900-16 Fayette St E & Irving Ave	07/21/22	Inspection	Complaint Inspection	No Progress	
900-16 Fayette St E & Irving Ave	07/22/22	Inspection	Fire - Fire Alarm Acceptance Test	Pass	
900-16 Fayette St E & Irving Ave	07/26/22	Inspection	Final Fire Inspection	Pass	
900-16 Fayette St E & Irving Ave	07/27/22	Inspection	Final Inspection	Pass	
900-16 Fayette St E & Irving Ave	08/01/22	Inspection	Plan Review Notification	Pass	
900-16 Fayette St E & Irving Ave	08/17/22	Inspection	Fire Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	08/22/22	Inspection	Fire - Fire Alarm Acceptance Test	Pass	
900-16 Fayette St E & Irving Ave	08/22/22	Inspection	Inspector Notification	Pass	
900-16 Fayette St E & Irving Ave	08/22/22	Completed Permit	Fire Alarm	Certificate Issued	46894 Buried Acorn Tap Room fire alarm Certificate of Completion #46894

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Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	08/24/22	Inspection	Fire Prevention - Licensing	Pass	
900-16 Fayette St E & Irving Ave	08/24/22	Inspection	Codes Electric - Licensing	Pass	
900-16 Fayette St E & Irving Ave	08/24/22	Inspection	Codes - Licensing	Pass	
900-16 Fayette St E & Irving Ave	08/26/22	Completed Permit	Sprinkler	Certificate Issued	46121 sprinkler system Buried Acorn Tap Room - 1st Floor Certificate of Completion #46121
900-16 Fayette St E & Irving Ave	08/26/22	Inspection	Final Inspection	Pass	
900-16 Fayette St E & Irving Ave	09/07/22	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	45669 Buried Acorn Tap Room *****CO TYPED-AWAITING SIGNATURES 8/24/2022 ***CO ISSUED 9/6/2022 Certificate of Occupancy #45669
900-16 Fayette St E & Irving Ave	09/12/22	Inspection	Complaint Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/13/22	Inspection	Complaint Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/18/22	Inspection	Complaint Inspection	Pass	
900-16 Fayette St E & Irving Ave	10/19/22	Completed Complaint	Certificate of Compliance	Certificate: Issued	2022-01195 Certificate of Compliance 42 Apts 3 Com
900-16 Fayette St E & Irving Ave	12/09/22	Inspection	Complaint Inspection	Fail	
900-16 Fayette St E & Irving Ave	12/09/22	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Closed	
900-16 Fayette St E & Irving Ave	12/19/22	Inspection	Complaint Inspection	No Progress	
900-16 Fayette St E & Irving Ave	12/21/22	Inspection	Complaint Inspection	No Progress	
900-16 Fayette St E & Irving Ave	01/03/23	Inspection	Complaint Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/31/23	Inspection	Complaint Inspection	In Progress	
900-16 Fayette St E & Irving Ave	03/06/23	Inspection	Complaint Inspection	No Progress	
900-16 Fayette St E & Irving Ave	03/30/23	Inspection	Complaint Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	04/06/23	Permit Application	Sidewalk Cafe	Issued	PC-0133-23 Strong Hearts Cafe LLC submitting thier Sidewalk Cafe App for the 2023 Season..252 Sq Ft Sidewalk season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe season.
900-16 Fayette St E & Irving Ave	04/14/23	Inspection	Complaint Inspection	No Progress	
900-16 Fayette St E & Irving Ave	04/17/23	Permit	Sidewalk Cafe	Open	PC-0133-23 Strong Hearts Cafe LLC submitting thier Sidewalk Cafe App for the 2023 Season..252 Sq Ft Sidewalk season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe season. Expires 10/31/2023
900-16 Fayette St E & Irving Ave	05/03/23	Inspection	Complaint Inspection	No Progress	
900-16 Fayette St E & Irving Ave	06/21/23	Inspection	Fire Prevention - Licensing	Pass	
900-16 Fayette St E & Irving Ave	06/21/23	Inspection	Codes - Licensing	Pass	
900-16 Fayette St E & Irving Ave	06/21/23	Inspection	Codes Electric - Licensing	Pass	
900-16 Fayette St E & Irving Ave	09/25/23	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
900-16 Fayette St E & Irving Ave	09/25/23	Inspection	Complaint Inspection	Fail	
900-16 Fayette St E & Irving Ave	10/10/23	Completed Complaint	Smoke Alarm Certification	Completed	2023-06092
900-16 Fayette St E & Irving Ave	10/24/23	Completed Complaint	Fire Alarm	Completed	2022-10587 Fire alarm in trouble - not working properly
900-16 Fayette St E & Irving Ave	10/24/23	Inspection	Complaint Inspection	Pass	
900-16 Fayette St E & Irving Ave	02/27/24	Project	Minor Site Plan Review	Approved	MiSPR-24-12 Build out for new grocery store.
900-16 Fayette St E & Irving Ave	03/20/24	Project	SP - Other	Approved	SP-24-07 Special Use Permit Application for a Food and Beverage, Retail use.

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Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	04/12/24	Permit Application	Sidewalk Cafe	Issued	PC-0191-24 Strong Hearts Cafe LLC submitting thier Sidewalk Cafe App for the 2023 Season..252 Sq Ft Sidewalk season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe season.
900-16 Fayette St E & Irving Ave	04/22/24	Permit	Sidewalk Cafe	Open	PC-0191-24 Strong Hearts Cafe LLC submitting thier Sidewalk Cafe App for the 2023 Season..252 Sq Ft Sidewalk season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe season. Expires 10/31/2024
900-16 Fayette St E & Irving Ave	07/16/24	Permit Application	Com. Reno/Rem/Chg Occ	Issued	51080 Interior buildout
900-16 Fayette St E & Irving Ave	09/17/24	Permit	Com. Reno/Rem/Chg Occ	Open	51080 Interior buildout Expires 09/17/2025
900-16 Fayette St E & Irving Ave	09/17/24	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	09/17/24	Inspection	Fire Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	11/22/24	Permit Application	Com. Reno/Rem/Chg Occ	Ready for Issue	53124 int buildout of grocery store contract #2
900-16 Fayette St E & Irving Ave	12/04/24	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/22/25	Completed Complaint	Cert of Use - Restaurant	Admin-Closed	CU2022-0034 The Buried Acorn
900-16 Fayette St E & Irving Ave	02/19/25	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
900-16 Fayette St E & Irving Ave	02/19/25	Inspection	Tickle Date (Follow Up)	Fail	
900-16 Fayette St E & Irving Ave	03/07/25	Inspection	Complaint Re-Inspection	No Progress	
900-16 Fayette St E & Irving Ave	03/13/25	Completed Complaint	Smoke Alarm Certification	Completed	2025-00735

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Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	04/23/25	Permit Application	Sidewalk Cafe	Issued	PC-0279-25 Strong Hearts Cafe LLC submitting thier Sidewalk Cafe App for the 2025 Season..252 Sq Ft Sidewalk season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe season.
900-16 Fayette St E & Irving Ave	05/08/25	Permit	Sidewalk Cafe	Open	PC-0279-25 Strong Hearts Cafe LLC submitting thier Sidewalk Cafe App for the 2025 Season..252 Sq Ft Sidewalk season is from 4/1 to 10/31. Business is allowed to set up cafe on a day-to-day basis after date permit was issued during good weather. Tables must not remain overnight on the sidewalk before and after the Sidewalk Cafe season. Expires 10/31/2025
900-16 Fayette St E & Irving Ave	09/15/25	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/17/25	Complaint	Certificate of Compliance	Referred to BAA	2025-09858 CofC
900-16 Fayette St E & Irving Ave	12/17/25	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Open	
900-16 Fayette St E & Irving Ave	01/23/26	Inspection	Tickle Date (Follow Up)	No Progress	
900-16 Fayette St E & Irving Ave	02/10/26	Inspection	Complaint Re-Inspection	No Progress	
900-16 Fayette St E & Irving Ave	03/10/26	Inspection	Complaint Re-Inspection	No Progress	
900-16 Fayette St E & Irving Ave	03/19/26	Inspection	Tickle Date (Follow Up)	No Progress	
900-16 Fayette St E & Irving Ave	04/24/26	Inspection	Codes - Licensing	Fail	
900-16 Fayette St E & Irving Ave	04/24/26	Violation	2025 FCNYS - Section 903.5 - Inspection, Testing and Maintenance	Closed	
900-16 Fayette St E & Irving Ave	04/24/26	Violation	2025 PMCNYS - Section 606.1 - General	Open	
900-16 Fayette St E & Irving Ave	04/24/26	Violation	2025 FCNYS - Section 907.8 - Inspection, Testing and Maintenance	Open	

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Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	04/24/26	Violation	2025 PMCNYS - Section 704.6.1.2 - Groups R-2, R-3, R-4 and I-1	Open	
900-16 Fayette St E & Irving Ave	04/24/26	Violation	2025 FCNYS - Section 906.1 - Where Required	Closed	
900-16 Fayette St E & Irving Ave	04/24/26	Violation	2025 PMCNYS - Section 305.6 - Interior Doors	Closed	
900-16 Fayette St E & Irving Ave	04/24/26	Violation	2025 PMCNYS - Section 305.3 - Interior Surfaces	Open	
900-16 Fayette St E & Irving Ave	04/24/26	Violation	2025 PMCNYS - Section 304.9 - Overhang Extensions	Open	
900-16 Fayette St E & Irving Ave	04/27/26	Inspection	BAA - 1st Ticket Plea	<None>	
900-16 Fayette St E & Irving Ave	04/28/26	Completed Complaint	Cert of Use - Restaurant	Admin-Closed	CU2019-0012 Stong Hearts Cafe
900-16 Fayette St E & Irving Ave	04/28/26	Complaint	Cert of Use - Restaurant	Certificate: Admin	CU2026-0059 Strong Hearts Cafe
900-16 Fayette St E & Irving Ave	04/29/26	Inspection	Tickle Date (Follow Up)	<None>	
900-16 Fayette St E & Irving Ave	05/05/26	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/12/26	Inspection	Complaint Re-Inspection	No Progress	
900-16 Fayette St E & Irving Ave	05/28/26	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/28/26	Inspection	Tickle Date (Follow Up)	In Progress	
900-16 Fayette St E & Irving Ave	06/17/26	Inspection	Complaint Re-Inspection	No Progress	
900-16 Fayette St E & Irving Ave	06/23/26	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/15/26	Inspection	Complaint Re-Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/15/26	Inspection	Progress Inspection	<None>	

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Parcel History
 01/01/1900 - 07/15/2026
 Tax Map #: 048.-04-01.0
 Owners: 900 East Fayette Group LLC
 Zoning: BA

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	05/01/81	Project	Variance (Converted)	Approved	V-81-015 To maintain a 14 unit apartment house. aka 900-16 Fayette St E & Irving Ave
900-16 Fayette St E & Irving Ave	11/01/84	Project	Off Premise Advertising	Denied	AS-84-054 Off-premise advertising. aka 900-16 Fayette St E & Irving Ave
900-16 Fayette St E & Irving Ave	03/09/15	Project	Pre-Development	Active	900 E Fayette Chris Geiger and HKK: historical rehab of existing bldg (12 apts & 4,300 sf retail) followed by a modular building connected to the existing structure with 30 apt & ~ 7,500 sf retail.
900-16 Fayette St E & Irving Ave	10/19/16	Project	Project Site Review	Approved	PR-16-44 FACADE ALTERATIONS & NEW CONSTRUCTION (900 E FAYETTE ST) Listed Historic bldg - Commercial Tax Credit Project RESTAURANT NOT WITHIN 500' Bldg Addition 4 resubdivided properties - 24,745 ft sq 43 dwelling units 15 off street parking spaces
900-16 Fayette St E & Irving Ave	02/23/17	Permit Application	Demolition	Issued	27502 Interior demolition for future tenant buildout
900-16 Fayette St E & Irving Ave	02/24/17	Inspection	Inspector Notification	Pass	
900-16 Fayette St E & Irving Ave	03/09/17	Permit Application	Site Work	Issued	27740 Site work & parking lot
900-16 Fayette St E & Irving Ave	03/09/17	Permit Application	Com. Reno/Rem/Chg Occ	Issued	27739 New 4 story addition & renovation of existing building Ashlie: C of O pending the completion of the site work. ****TCO issued 12/13/2018 ***C OF O issued 1/17/2019
900-16 Fayette St E & Irving Ave	03/10/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/04/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/17/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/24/17	Permit Application	Liability Waiver	Issued	PC-0284-17 Full Sidewalk Closure for Apartment Renovation/Construction Approval thru 04-18-2018

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Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	05/08/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/11/17	Permit	Liability Waiver	Open	PC-0284-17 Full Sidewalk Closure for Apartment Renovation/Construction Approval thru 04-18-2018 Expires 04/18/2018
900-16 Fayette St E & Irving Ave	05/22/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/08/17	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	09/08/17	Inspection	Fire Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	09/08/17	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	09/21/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/29/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/29/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/03/17	Permit Application	Road Cut	Issued	PC-0808-17 National Grid will be replacing a section of he low pressure gas service for the existing building at 900 E. Fayette St. **Dave Rauilli
900-16 Fayette St E & Irving Ave	10/10/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/10/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/11/17	Inspection	Progress Inspection	Pass	
900-16 Fayette St E & Irving Ave	10/12/17	Completed Permit	Demolition	Certificate Issued	27502 Interior demolition for future tenant buildout Certificate of Completion #27502
900-16 Fayette St E & Irving Ave	10/13/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/25/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	11/01/17	Permit	Road Cut	Open	PC-0808-17 National Grid will be replacing a section of he low pressure gas service for the existing building at 900 E. Fayette St. **Dave Rauilli Expires 12/31/9990
900-16 Fayette St E & Irving Ave	11/03/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	11/13/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	11/17/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/01/17	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	12/01/17	Inspection	Progress Inspection	In Progress	30956 Electrical for renovations/additions 30957 Electrical for temporary power utilizing existing service during the course of construction.
900-16 Fayette St E & Irving Ave	12/11/17	Permit Application	Electric	Issued	
900-16 Fayette St E & Irving Ave	12/11/17	Permit Application	Electric	Issued	
900-16 Fayette St E & Irving Ave	12/12/17	Inspection	Inspector Notification	In Progress	31139 HVAC
900-16 Fayette St E & Irving Ave	12/12/17	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	12/18/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/18/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/22/17	Inspection	Footer Inspection	Pass	
900-16 Fayette St E & Irving Ave	12/22/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/22/17	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/02/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/04/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/05/18	Inspection	Progress Inspection	Pass	
900-16 Fayette St E & Irving Ave	01/05/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/10/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/11/18	Permit Application	HVAC/Mechanical	Issued	
900-16 Fayette St E & Irving Ave	01/12/18	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	01/12/18	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	01/16/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/16/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/17/18	Inspection	Foundation Before Backfill	Pass	
900-16 Fayette St E & Irving Ave	01/19/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/23/18	Inspection	Progress Inspection	No Work Started	
900-16 Fayette St E & Irving Ave	02/01/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	02/02/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	02/02/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	02/07/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	02/09/18	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	02/13/18	Inspection	Footer Inspection	Pass	
900-16 Fayette St E & Irving Ave	02/14/18	Inspection	Rough-In Wiring Before Enclosing	Pass	
900-16 Fayette St E & Irving Ave	02/16/18	Inspection	Footer Inspection	Pass	
900-16 Fayette St E & Irving Ave	02/20/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	02/20/18	Inspection	Rough-In Wiring Before Enclosing	Pass	
900-16 Fayette St E & Irving Ave	02/20/18	Inspection	Foundation Before Backfill	Pass	
900-16 Fayette St E & Irving Ave	02/21/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	02/21/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	02/22/18	Permit Application	Fire Alarm	Issued	31494 Install new fire alarm system - (186) Devices
900-16 Fayette St E & Irving Ave	03/01/18	Inspection	Rough-In Wiring Before Enclosing	Pass	
900-16 Fayette St E & Irving Ave	03/05/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	03/07/18	Inspection	Footer Inspection	Pass	
900-16 Fayette St E & Irving Ave	03/07/18	Inspection	Framing Before Enclosing	Pass	
900-16 Fayette St E & Irving Ave	03/15/18	Inspection	Footer Inspection	Pass	
900-16 Fayette St E & Irving Ave	03/16/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	03/20/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	03/28/18	Permit Application	Sprinkler	Issued	31848 Sprinkler
900-16 Fayette St E & Irving Ave	03/29/18	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	03/30/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	03/30/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/10/18	Inspection	Fire Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	04/10/18	Inspection	Inspector Notification	In Progress	
900-16 Fayette St E & Irving Ave	04/11/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/12/18	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	04/18/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/23/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/25/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/25/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	04/26/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/03/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/04/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/04/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/09/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/10/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/14/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/15/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/15/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/22/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/24/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/24/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	05/25/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/05/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/06/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/06/18	Inspection	Framing Before Enclosing	Pass	
900-16 Fayette St E & Irving Ave	06/07/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/20/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/21/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	06/22/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/05/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/06/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/10/18	Inspection	Framing Before Enclosing	Pass	
900-16 Fayette St E & Irving Ave	07/11/18	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	07/13/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/17/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/18/18	Inspection	Framing Before Enclosing	Pass	
900-16 Fayette St E & Irving Ave	07/20/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/20/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/25/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	07/31/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/01/18	Permit Application	Elevator	Issued	33186 Install one elevator
900-16 Fayette St E & Irving Ave	08/03/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/07/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/10/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/10/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/14/18	Completed Complaint	Jet Lateral/Main	Completed	2018-25190 flush ticket 5701
900-16 Fayette St E & Irving Ave	08/15/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/21/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/21/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/21/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/24/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/28/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	08/31/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/04/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/07/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/07/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/11/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/11/18	Inspection	Framing Before Enclosing	Pass	
900-16 Fayette St E & Irving Ave	09/11/18	Inspection	Insulation Before Enclosing	Pass	
900-16 Fayette St E & Irving Ave	09/18/18	Inspection	Progress Inspection	In Progress	

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	09/21/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/25/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	09/26/18	Inspection	Insulation Before Enclosing	Pass	
900-16 Fayette St E & Irving Ave	09/26/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/04/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/11/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/12/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/12/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/18/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/23/18	Inspection	Rough-In Wiring Before Enclosing	Pass	
900-16 Fayette St E & Irving Ave	10/24/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/25/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/25/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/29/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/30/18	Permit Application	Encroach (Major)	Application Expired	PC-0840-18 Encroachment Permit requested for Existing Building at 900 E Fayette St for: Cornice, Bays, Entry Stairs, and Identification Signage
					Contact: Jim Williams 11/28/2018 Council Agenda YJ
900-16 Fayette St E & Irving Ave	10/30/18	Inspection	Backfill	Pass	
900-16 Fayette St E & Irving Ave	10/30/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	10/31/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	11/16/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	11/16/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	11/20/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	11/27/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	11/27/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	11/27/18	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	11/27/18	Inspection	Backfill	Pass	
900-16 Fayette St E & Irving Ave	11/27/18	Inspection	Service Inspection	Pass	
900-16 Fayette St E & Irving Ave	12/03/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/04/18	Inspection	Final Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/04/18	Inspection	Progress Inspection	Pass	
900-16 Fayette St E & Irving Ave	12/05/18	Completed Permit	HVAC/Mechanical	Certificate Issued	31139 HVAC Certificate of Completion #31139
900-16 Fayette St E & Irving Ave	12/05/18	Completed Permit	Electric	Certificate Issued	30957 Electrical for temporary power utilizing existing service during the course of construction. Certificate of Completion #30957
900-16 Fayette St E & Irving Ave	12/05/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/05/18	Inspection	Safety Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/06/18	Inspection	Final Inspection	Pass	
900-16 Fayette St E & Irving Ave	12/06/18	Inspection	Fire - Sprinkler Acceptance Test	Pass	
900-16 Fayette St E & Irving Ave	12/06/18	Inspection	Final Fire Inspection	Pass	
900-16 Fayette St E & Irving Ave	12/06/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/06/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/06/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	12/07/18	Inspection	Final Inspection	Pass	
900-16 Fayette St E & Irving Ave	12/19/18	Completed Permit	Fire Alarm	Certificate Issued	31494 Install new fire alarm system - (186) Devices Certificate of Completion #31494
900-16 Fayette St E & Irving Ave	12/20/18	Completed Permit	Electric	Certificate Issued	30956 Electrical for renovations/additions Certificate of Completion #30956
900-16 Fayette St E & Irving Ave	12/28/18	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/04/19	Inspection	Final Inspection	Pass	
900-16 Fayette St E & Irving Ave	01/04/19	Inspection	Progress Inspection	In Progress	
900-16 Fayette St E & Irving Ave	01/07/19	Completed Permit	Site Work	Certificate Issued	27740 Site work & parking lot Certificate of Completion #27740
900-16 Fayette St E & Irving Ave	01/08/19	Inspection	Final Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
900-16 Fayette St E & Irving Ave	01/17/19	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	27739 New 4 story addition & renovation of existing building Ashlie: C of O pending the completion of the site work. ****TCO issued 12/13/2018 ***C OF O issued 1/17/2019 Certificate of Occupancy #27739
900-16 Fayette St E & Irving Ave	01/18/19	Inspection	Final Fire Inspection	Pass	
900-16 Fayette St E & Irving Ave	03/06/19	Inspection	Final Inspection	Pass	
900-16 Fayette St E & Irving Ave	03/06/19	Completed Permit	Elevator	Certificate Issued	33186 Install one elevator Certificate of Completion #33186
900-16 Fayette St E & Irving Ave	07/05/19	Inspection	Fire - Sprinkler Certification	Pass	
900-16 Fayette St E & Irving Ave	07/08/19	Completed Permit	Sprinkler	Certificate Issued	31848 Sprinkler Certificate of Completion #31848

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

SP-2026-38

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	No concern with proposed SP-2026-38
DPW Transportation	In Review	Kevan Busa	

Eng. Mapping	Conditionally Approved	Ray Wills	No objection to any interior work, however No exterior work is to be conducted without prior review. There is a City of Syracuse ROW marker in close proximity that is protected by law and not to be disturbed under any circumstances.
Engineering Design and Construction	In Review	Mirza Malkoc	
Engineering- SWPPP	In Review	Mirza Malkoc	
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	Plumbing permits are required from QCWEP Plumbing Control Div, prior to work commencement of work.
Landmark Preservation	Internal Review Complete	Kate Auwaerter	No exterior alterations to the building/storefronts were noted in the attached documents, therefore no preservation review is required. Please note, no signage plan was included in the application materials. New signs may require preservation review. Any questions, please contact Kate Auwaerter, Preservation Planner, at kauwaerter@syr.gov .

Parks and Forestry	In Review	Jeff Romano	
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General Conditions for
Site Plan Review, Special Use Permit
and Project Plan Review Approval

1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public.
2. All necessary permits relating to this proposal shall be obtained by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse and all conditions of the approval shall be met within eighteen (18) months of the date of approval of this resolution by the City of Syracuse, or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the City Planning Commission;
3. All Development Standards of Syracuse Zoning Ordinance shall be adhered to.
4. No signage was approved as part of this application; proposed signage must be submitted to the City of Syracuse Office of Zoning Administration for review and approval.
5. Approval of project does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Division of Code Enforcement.
6. Prior to work commencing, all required permits must be obtained from the Central Permitting Office in the Division of Code Enforcement located at One Park Place, 1st Floor, at 300 South State Street, New York.