



**OFFICE OF ZONING ADMINISTRATION**

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Ben Walsh, Mayor

**PUBLIC NOTICE  
CITY OF SYRACUSE  
CITY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held Monday, June 17, 2024, at 6:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York to consider in full, or in part, the following applications. *Please note this is not necessarily the order in which they will be heard.*

1. **Application MaSPR-24-22**, is a Major Site Plan Review to construct a new 44,720 SF interior self-storage facility and associated site improvements on property situated at 1510 W Fayette St. The property is owned by 601 Avery, LLC., and is within the Light Industry and Employment (LI) Zone District.
2. **Application SP-24-12**, is Special Use Permit to expand the restaurant component of Shifty's Bar and Grill to the second floor on property situated at 1401 Burnet Ave. Property is owned by Ronald Schultz and is within the Neighborhood Center (MX-2) Zone District.
3. **Application MaSPR-24-28**, is a Major Site Plan Review to construct a four-story, 140,000 SF interior self-storage facility with site improvements on property situated at 1001 E Brighton Ave. The property is owned by Joe Hucko and is within the Commercial (CM) Zone District.
4. **Applications MaSPR-24-07 and R-24-20**, are a Major Site Plan Review and Resubdivision to combine two properties situated at 1213 and 1217 N Salina St. into one new lot, and to convert a funeral home into a bank with a drive-through. Both properties are owned by Christopher Shepardson and are within the Neighborhood Center (MX-2) Zone District.
5. **Applications R-24-26, MaSPR-24-16, and SP-24-09**, are companion applications for: a Resubdivision to combine three lots on properties at 1585, 1601, and 1611 Lemoyne Ave. into one new lot; a Major Site Plan Review to add a two-story, nine service bay structure onto the existing facility; and a Special Use Permit to change the land use from Heavy Automobile Repair to Light Automobile repair. Properties are owned by Cuse Cars, LLC., and are all within Mixed-Use Transition (MX-3) Zone District.
6. **Applications MaSPR-24-18 and SP-24-10**, are companion applications for a Major Site Plan Review and a Special Use Permit to establish a Clinic land use type in a vacant tenant space and renovate the 20,000 SF space on property situated at 2108-22 Erie Blvd. E. The property is owned by Safoora Shakoor Usmani and is within the Neighborhood Center (MX-2) Zone District.

7. **Applications MaSPR-24-21**, is a Major Site Plan Review to convert the former American Legion building into a 29-unit apartment building with site improvements on property situated at 3020 James St. The property is owned by Taft Living, LLC., and is within the Neighborhood Center (MX-2) Zone District.
8. **Applications MaSPR-24-27**, is a Major Site Plan Review for Phase II of the East Adams Redevelopment Project to redevelop a parking lot into a four-story, 126-unit affordable senior living apartment on property situated at 1105-17 S State St. The property is owned by Syracuse Housing Authority and is within the Neighborhood Center (MX-2) Zone District.
9. **Applications MaSPR-24-08 and R-24-23**, are companion applications for a Resubdivision to combine two lots at 411 and 413 University Ave., and a Major Site Plan Review to demolish two existing structures and to rebuild a nine-story, 47-unit, mixed-use building. Both properties are owned by Gem Street Holdings, LLC. and both are within the Urban Core (MX-4) Zone District.

The above proposals will be open for inspection 72-hours prior to the public hearing at the Office of Zoning Administration, or on-line at <https://www.syr.gov/Boards-and-Commissions/CPC/CPC-Meetings>. Persons wishing to comment on an application may do so in person or by attorney at the public hearing. Written comments may be filed at the public hearing, mailed, or emailed to the Office of Zoning Administration at 300 S State Street, Suite 700, Syracuse, NY 13202, or [Zoning@syr.gov](mailto:Zoning@syr.gov).