OFFICE OF ZONING ADMINISTRATION

Ben Walsh, Mayor

LEGAL NOTICE
CITY OF SYRACUSE
CITY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held Monday, March 24th , 2025, at 6 p.m. in the Common Council Chambers, City Hall, Syracuse, New York to consider in full, or in part, the following application. *Please note this is not necessarily the order in which they will be heard.*

1. **Application SP-25-10** is a Special Use Permit to establish a business enterprise subsumed and governed by the "Restaurant, <1,000 SF" land use type on property located at 1641 W Genesee St. The property is owned by NMN Management LLC and is in the Urban Neighborhood (MX-1) Zone District.

2. **Applications SP-25-08 and MaSPR-25-02** are companion projects for a Special Use Permit to establish a business enterprise subsumed and governed by the "Parking Lot" land use type, and a site plan review of parking lot standards, on property located at 700-18 Erie Blvd. W. The property is owned by Marsellus Commons LLC and is in the Mixed-Use Transition (MX-3) Zone District.

3. **Application Z-2882** is a Zoning Map Amendment to change the Zone District of 523-25 W Colvin Street from "Pending" to the High Density Residential (R5) Zone District The property is owned by the Creekside Landing Housing Development.

4. **Application SP-25-07** is a Special Use Permit to establish a business enterprise subsumed and governed by the "Food and Beverage, Retail" land use type on the property located at 308-18 N Crouse Ave. The property is owned by Salah Hassan and is in the Neighborhood Center (MX-2) Zone District.

5. **Applications Z-2884, Z-2885 and R-25-05,** are companion projects for the Syracuse Developmental Center Project at 800 and 802 S Wilbur Avenue that consists of establishing a District Plan for a Planned Development District, a preliminary platting plan review to new road layouts and to divide the subject lots into 32 new lots, and to effectuate a Zoning Map Amendment to change the Zone Districts from Urban Core (MX-4) to Planned Development District (PDD). The property is owned by the City of Syracuse.

6. **Application SP-24-28** is a Special Use Permit application to establish a business enterprise subsumed and governed under the "Food and Beverage, Retail" land use type on property located at 1105 N Salina St. The property is owned by Battaglia Devel LLC and is within the Neighborhood Center (MX-2) Zone District.

7. **Applications Z-2887 and R-25-06**, are companion applications for a redevelopment project located at 305 Waverly Ave. to resubdivide the subject property into two lots and a Project Plan Review to construct a new dormitory. The property is owned by Syracuse University and is in the Planned Institutional (PID) Zone District.

8. **Applications Z-2888 and R-25-07** are companion applications for a redevelopment located at 501 Comstock Ave. Rear to resubdivide the subject property by adjusting the lot lines and a Project Plan Review to construct a new dormitory. The property is owned by Syracuse University and is in the Planned Institutional (PID) Zone District.

9. **Syracuse Housing Strategy Implementation Urban Renewal Plan**, is a request from the Syracuse Urban Renewal Agency for the City Planning Commission to consider authorizing an additional Urban Renewal Plan.

10. **Application CA-25-01 Appeal** is an appeal for conditions set by the Syracuse Landmark Preservation Board for the Certificate of Appropriateness approval of the proposed Accessory Dwelling Unit/Garage at the property located at 100 Windsor Pl. The property is owned by Jamin and Sarah Brown and is in the Single Unit Residential (R1) 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/Municipal-Boards/CPC/CPC-Meetings. The Work Session is open to the public but here will be no public comment. Or at central permit office for Zoning Map Amendment