FOR PUBLICATION Thursday,
November 12th, 2026

Jake Dishaw
Zoning Administrator

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

LEGAL NOTICE
CITY OF SYRACUSE
CITY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held MONDAY, November 23, 2026, 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 R-2026-89 and Z-2926** are a Resubdivision application and Zoning Map Amendment to combine 2 vacant residential parcels at 121 and 123 Henderson St with the residential parcel at 127 Henderson St. The combined lot will be used as additional green space and parking. 121 and 123 Henderson are both located in the Low Density Residential (R2) Zone District and owned by the Greater Syracuse Property Development Corporation. 127 Henderson St is located in the Medium Density Residential (R4) Zone District and is owned by Coral Real Estate, LLC. 121 and 123 Henderson will be rezoned to Medium Density Residential (R4) to match the parent parcel at 127 Henderson.

2. **Application R-2026-91 and Z-2927** are a Resubdivision Application and Zoning Map Amendment to convey a portion 231-33 of Cannon St. to 221-23 Cannon St. to create two buildable lots for future new construction. 221-23 Cannon St. is in the Small Lot Residential (R3) Zone District, and 231-33 Cannon St. is in the Low Density Residential (R2) Zone District; these properties are both owned by the Greater Syracuse Property Development Corporation. The portion of 231-33 Cannon St. that is being conveyed to 221-23 Cannon St. will be rezoned from R2 to R3.

3. **Application Z-2928** is a Zoning Map Amendment to establish Zone Districts for 201 Kellogg St., 202 Holland St., and 212 Holland St. These lots are not currently zoned. 201 Kellogg St. is owned by Barrie Jeffries. 202 Holland St. is owned by Simone Mantock. 212 Holland St. is owned by the Greater Syracuse Property Development Corporation. All three parcels were historically located in the RAA Zone District.

4. **Application SP-2026-32** is a Special Use Permit to establish a "Restaurant >1,000 sq. ft" land use type at 613 Wolf St. 613 Wolf St. is in the Neighborhood Center Mixed-Use (MX-2) Zone District and is owned by WRLD WIDE LLC.

5. **Application SP-2026-39** is a Special Use Permit to establish a "Neighborhood Market" land use type at 1909 South Ave. 1909 South Ave is in the Mixed-Use Transition (MX-3)

Zone District and is owned by Anthony Emery.

6. **Application SP-2026-79** is a Special Use Permit to establish a "Neighborhood Market" land use type at 1428 Burnet Ave. 1428 Burnet Ave is in the Neighborhood Center Mixed-Use (MX-2) Zone District and is owned by Syracuse Empire Realty, LLC.

7. **Application MaSPR-2026-46** is a Major Site Plan Review application to reestablish "Warehouse-commercial" land use and partially renovate the warehouse located at 380 N Midler Ave. 380 N Midler Ave is in the Light Industry and Employment (LI) Zone District and is owned by Nelson Medina.

8. **Application MaSPR-2026-47** is a Major Site Plan Review application to establish a "Dwelling, Multi-Unit" land use type consisting of a new 1-story, 12-unit apartment building to serve adults with intellectual and developmental disabilities at 170 Lafayette Rd. 170 Lafayette Rd is in the Medium Density Residential (R4) Zone District and is owned by SHC Lafayette Rd, LLC.

9. **Application SP-2026-92 and MaSPR-2026-52** are a Major Site Plan Review and Special Use Permit application to establish a 3-story, 105,000 square foot "Mini-storage" land use type at 1005 Brighton Ave E. 1005 Brighton Ave E is in the Commercial (CM) Zone District and is owned by Pack N Stor Syracuse, LLC.

10. **Application MiSPR-2026-172/MaSPR-2026-53** is a Minor Site Plan Review application to demolish the existing 4-level, 800-space enclosed parking garage at 256 W Fayette St. 256 W Fayette St is in the Central Business District (MX-5) Zone District and is owned by Atrium Associates LLC. This application was recommended to the City Planning Commission by the Zoning Administrator.

11. **Application MaSPR-2026-56** is a Major Site Plan Review to establish a "Retail, general, 1,000-15,000 sq ft" land use type at the former retail pharmacy located at 4141 S Salina St. 4141 S Salina St is in the Commercial (CM) Zone District and is owned by 2468 Group, Inc.

The above proposals will be open for inspection 72-hours prior to the public hearing at the Office of Zoning Administration and posted online at https://www.syr.gov/Boards-and-Commissions/Municipal-Boards/CPC/CPC-Meetings. Persons wishing to comment on an application may do so in person or by an 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.