



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 on Monday, March 16th, 2026, 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 Z-2917 and R-25-67** are a Zoning Map Amendment and Resubdivision application to change the zone district of property situated at 910 Bellevue Ave. from a Small Lot Residential (R3) Zone District to a Low Density Residential (R2) Zone District and combine two lots situated at 910 and 900 Bellevue Ave. into one new lot. The property situated at 910 Bellevue Ave. is owned by Diaz Enterprises LLC. and 900 Bellevue Ave is owned by the Greater Syracuse Property Development Corporation (GSPDC). The properties are located in the Small Lot Residential (R3) Zone District and the Low Density Residential (R2) Zone District, respectively.
2. **Application SP-25-20 and R-25-34** are a Special Use Permit and Resubdivision application to establish a land use governed by the "Manufacturing, General" Land Use Type and combine three lots, into one new lot for future development of a greenhouse manufacturing facility located at 2956, 2960, and 2964 E Genesee St. The properties are owned by the Greater Syracuse Property Development Corporation (GSPDC) and are in the Neighborhood Center (MX-2) Zone District.
3. **Application R-25-46** is a Resubdivision application to combine two lots located at 100 and 106 Jean Ave into one new lot. The properties are owned by Steven Swart and are in the Single Unit Residential (R1) Zone District.
4. **Application R-25-69** is a Resubdivision to combine two lots located at 1075 and 1079-81 W Onondaga St. into one new lot. The properties are owned by the Greater Syracuse Property Development Corporation (GSPDC) and are in the High Density Residential (R5) Zone District.
5. **Application R-2026-5** is a Resubdivision to combine two lots located at 346 and 348 Elm St. into one new lot. The properties are owned by Seth Rutledge and are in the Low Density Residential (R2) Zone District.
6. **Application R-2026-6** is a Resubdivision to divide one lot into two new lots located at 205 W Kennedy St. The property is owned by Eugene Akins III and is in the Low Density

Residential (R2) Zone District.

7. **Application SP-25-29 and MaSPR-25-29** is a Special Use Permit and a Major Site Plan Review to establish a “Recreation club, private” Land Use Type with 2 dwelling units located at 652 W Onondaga St. The property is owned by Syracuse Seven Properties LLC and is in the Urban Neighborhood (MX-1) Zone District.
8. **Application SP-2026-3** is a Special Use Permit to establish a “Smoking Establishment” Land Use Type located 911 N Salina St. The property is owned by Copani Properties LLC and is in the Urban Core (MX-4) Zone District.
9. **Application SP-25-36 and MaSPR-25-35** are a Special Use Permit and Major Site Plan Review to build an energy center to harness thermal energy from wastewater to provide energy to existing and future residential and commercial buildings in Syracuse’s Inner Harbor and establish a “Utility, Major” Land Use Type located at 751 Van Rensselaer St. & Geddes St. The property is owned by COR Van Rensselaer St Co LLC and is in the Urban Core (MX-4) Zone District.
10. **Application MiSPR-24-73/MaSPR-25-36** is a Minor Site Plan Review to establish an “Event Center” Land Use Type located at 4100-06 S Salina St. The property is owned by Lawrence Davis and is in the Commercial (CM) Zone District. This project is referred by the Zoning Administrator to the City Planning Commission for review and decision.
11. **Application MaSPR-25-32** is a Major Site Plan Review to demolish an existing apartment building and to construct a new three-story apartment building with 6 residential dwelling units located at 311 Comstock Ave. The property is owned by Comstock Euclid Holdings LLC and is in the High Density Residential (R5) Zone District.
12. **Application MiSPR-2025-11/MaSPR-25-37** is a Minor Site Plan Review to establish a “Retail, general < 1,000 sqft” Land Use Type located at 5300-02 S Salina St. The property is owned by Ahmad Abuhammad and is in the Urban Neighborhood (MX-1) Zone District. This project is referred by the Zoning Administrator to the City Planning Commission for review and decision.

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 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.

