



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, April 6th, 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-2919 and R-2026-19** are a Zoning Map Amendment and Resubdivision application to change the zone district of property situated at 234 Marguerite Ave. from a Small Lot Residential (R3) Zone District to a Low Density Residential (R2) Zone District and combine two lots situated at 234 & 300 Marguerite Ave. into one new lot. The properties are owned by Reginal Ware. The properties are located in the Small Lot Residential (R3) Zone District and the Low Density Residential (R2) Zone District, respectively.
2. **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.
3. **Application R-2026-11** is a Resubdivision to combine two lots located at 808 Velasko Rd and 100 Ethel Ave into one new lot. Property located at 808 Velasko Rd is owned by Richard & Karen Ryan, and property located at 100 Ethel Ave is owned by the Greater Syracuse Property Development Corporation (GSPDC). Properties are both located in the Single Unit Residential (R1) Zone District.
4. **Application MaSPR-2026-11 and R-2026-21** are a Major Site Plan Review and Resubdivision application to combine two lots for 411 & 413 University Ave. into one new lot, and to construct a 3-story mixed-use building for 30 apartment units and a ground-floor commercial retail tenant space. The properties are owned by Gem Street Holdings, LLC, and are in the Urban Core (MX-4) Zone District.
5. **Application MaSPR-2026-13** is a Major Site Plan Review to establish a “Grocery Store or Supermarket” land use type on property located at 4141 S Salina St. The property is owned by 2468 Group Inc. and is in the Commercial (CM) Zone District.

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.