



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 on Monday, September 29th, 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 R-25-42** is a Resubdivision application to adjust the lot lines of the properties located at 111 Essex St. and 917 Milton Ave. The properties are owned by PDF Group LLC. and are in the Medium Density Residential (R4) Zone District.
2. **Application SP-24-27** is a Special Use Permit application to establish a business governed by the “Automobile Repair, Light” land use type on the property located at 2564-70 E Erie Blvd. The property is owned by ETK JR Realty, LP and is in the Mixed-Use Transition (MX-3) Zone District.
3. **Application R-25-34 & SP-25-20** are a Resubdivision and a Special Use Permit application to combine 3 lots into one new lot for the purpose of establishing a business governed by the “Manufacturing, General” land use type on the properties located at 2956 E Genesee St., 2960 E Genesee St., and 2964 E Genesee St. The properties are owned by the Greater Syracuse Property Development Corporation (Land Bank) and are in the Neighborhood Center (MX-2) Zone District.
4. **Application MaSPR-25-22 & Z-2910 & Z-2911** are a Master Plan Review application, a Zoning Map Amendment application, and a District Plan Amendment application to expand Cathedral Candle Company's property into four nearby properties situated at 1228 Park St., 1230 Park St., 1232 Park St., and 629 Carbon St., and to conduct SEQR review on future development on the property located at 510 Kirkpatrick St. The property is owned by the Cathedral Candle Company and is in the Planned Development District (PDD) Zone District.
5. **Application SD-2025-01 & R-25-05M1** is a Street Dedication and Resubdivision Modification application for 2 new public streets on the properties located at 800 & 802 S Wilbur Ave. The property is owned by the City of Syracuse and is in the Planned Development District (PDD) Zone District.
6. **Application SP-25-26** is a Special Use Permit application to establish a business governed by the “Food and Beverage, Retail” land use type on the property located at 401 Pond St. The property is owned by T & B Properties of CNY, INC and is in the Neighborhood Center (MX-2) 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.