AGENDA
CITY PLANNING COMMISSION
Monday, November 23, 2026
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I. Call to Order

II. Approval of the minutes of the November 2, 2026 Planning Commission Meeting

III. Public Hearing

A. New Business

Z-2926
Zoning Map Amendment
121, 123, and 127 Henderson St.
Greater Syracuse Property Development Corporation (Owner/Applicant 121 and 123 Henderson St.)
Coral Real Estate (Owner 127 Henderson St.)
R2 Low Density Residential Zone District (121 and 123 Henderson St.)
R4 Medium Density Residential Zone District (127 Henderson St.)

Z-2927
Zoning Map Amendment
231-33 and 221-23 Cannon St.
Greater Syracuse Property Development Corporation (Owner/Applicant)
R2 Low Density Residential (231-23 Cannon St.)
R3 Small Lot Residential Zone District (221-23 Cannon St.)

Z-2928 (postponed)
Zoning Map Amendment
201 Kellogg St., 202 and 212 Holland St.
Barrie Jeffries (Owner, 201 Kellogg St.)
Simone Mantock (Owner, 202 Holland St.)
Greater Syracuse Property Development Corporation (Owner, 212 Holland St.)
These lots are currently not zoned.

SP-2026-32
Special Use Permit
613 Wolf St.
Wrld Wide LLC. (Owner)
Natasha Garm (Applicant)
MX-2 Neighborhood Center Mixed-Use Zone District

SP-2026-39
Special Use Permit
1909 South Ave.
Anthony Emery (Owner)
Senan Alkasemi (Applicant)
Minh Lam (Applicant)
MX-3 Mixed-Use Transition Zone District

SP-2026-79
Special Use Permit
1428 Burnet Ave.
Syracuse Empire Realty, LLC. (Owner)
Sal Albabakri (Applicant)
Minh Lam (Applicant)
MX-2 Neighborhood Center Mixed-Use Zone District

MaSPR-2026-46
Major Site Plan Review
380 N. Midler Ave
Nelson Medina (Owner/Applicant)
LI Light Industry and Employment

MaSPR-2026-47
Major Site Plan Review
170 Lafayette Rd.
SHC Lafayette Rd., LLC. (Owner)
Lisa Wennberg (Applicant)
Edward Keplinger (Applicant)
R4 Medium Density Residential Zone District

SP-2026-92 and MaSPR-2026-52
Special Use Permit and Major Site Plan Review
1005 Brighton Ave E
Pack N Stor Syracuse, LLC. (Owner)
Cosmo Marfione (Applicant)
CM Commercial Zone District

MiSPR-2026-172 and MaSPR-2026-53
Minor Site Plan Review elevated to Major Site Plan Review
256 W Fayette St.
Atrium Associates LLC. (Owner)
Heather Lamendola (Applicant)
MX-5 Central Business District Zone District

MaSPR-2026-56
Major Site Plan Review
4141 S. Salina St
2468 Group, Inc. (Owner)
Viraj Patel (Applicant)
CM Commercial Zone District

IV. Other Business

3S-2026-19
3-Mile Limit Subdivision Review
6730 Pickard Dr.
Miller NY Real Estate LLC. (Owner)
Connor Ingerson (Applicant)

3S-2026-21
3-Mile Limit Subdivision Review
4298 Timothy Dr.
Raegyn Dow (Owner/Applicant)
James Dow (Owner/Applicant)
Sandra Booher (Owner/Applicant)

V. Adjourn