



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, February 23rd, 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 R-25-65** is a Resubdivision application to divide one lot into two new lots located at 104 Otto St. The property is owned by the Greater Syracuse Property Development Corporation (GSPDC) and is in the Single-Unit Residential (R1) Zone District.
2. **Application R-25-66** is a Resubdivision application to divide one lot into two new lots located at 108 Hartson St. The property is owned by the Greater Syracuse Property Development Corporation (GSPDC) and is in the Low Density Residential (R2) Zone District.
3. **Application R-25-74** is a Resubdivision application to divide one lot into two new lots located at 1408 Park St. & Danforth St. & Court St. The property is owned by St. John the Baptist Parish and is in the Medium Density Residential (R4) Zone District.
4. **Application R-2026-9** is a Resubdivision application to combine three lots located at 2648 S Salina St., 123-25 Warner Ave., and 119-21 Warner Ave into two new lots. The property is owned by Dunk & Bright Holding Inc. and is in the Neighborhood Center (MX-2) Zone District.
5. **Application MaSPR-25-34** is a Major Site Plan Review to convert 60 of 80 dwelling units in Skyler Commons Apartments into 60 hotel guestrooms and establish a “Mixed Use Development” Land Use Type located at 908 Harrison St. The property is owned by 908 Harrison St. LLC and is in the Urban Core (MX-4) Zone District.
6. **Application MaSPR-2026-2** is a Major Site Plan Review to add nine dwelling units in the east wing on the second floor of the Dey's Centennial Plaza located at 401 S Salina St. & Jefferson St. The property is owned by Dey's Residential Properties, LLC and is in the Central Business District (MX-5) Zone District.
7. **Application MaSPR-2026-7** is a Major Site Plan Review to establish an “Entertainment and Recreation, Indoor” Land Use Type on the basement level of the Atrium Building

located at 100-36 S. Salina St. & Washington St. The property is owned by Atrium Associates, LLC and is in the Central Business District (MX-5) Zone District.

8. **Application AS-25-03** is an Off-Premise Sign application to establish an “Off-Premise Sign” land use type on property located at 617-19 N Geddes St. & Edison St. The property is owned by JT Picciott Realty LLC 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.