



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 MONDAY, August 31st, 2026, at 6:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York to consider in full, or in part, the following applications. *Please note this is not necessarily the order in which they will be heard.*

1. **Application R-2026-59** is a Resubdivision Application to combine two vacant parcels at 1041 and 1051 S. Geddes St with a residential parcel at 1031-33 S. Geddes St. Once combined, the vacant parcels will be used as extra yard space. 1041 and 1051 S. Geddes St are owned by the Greater Syracuse Property Development Corporation, and 1031-33 S. Geddes St is owned by Kenia Gomez and Zaida Diaz. The parcels are located in the High Density Residential (R5) Zone District.
2. **Application R-2026-68** is a Resubdivision Application to combine a vacant lot at 2619 Midland Ave with a residential parcel at 2615 Midland Ave. The vacant lot will be used as additional yard space for the residential parcel. 2619 Midland Ave is owned by the Greater Syracuse Property Development Corporation, and 2615 Midland Ave is owned by James Bovee. The parcels are located in the Small Lot Residential (R3) Zone District.
3. **Application SP-2026-10** is a Special Use Permit to establish a “Smoking Establishment” land use type at 745 N Salina St. 745 N Salina St. is owned by Nhu Nguyen and located in the Urban Core (MX-4) Zone District.
4. **Application SP-2026-32** is a Special Use Permit to establish a “Bar” land use type at 648 Burnet Ave. 648 Burnet Ave is owned by Johnson Developments NY LCC and is located in the Mixed-Use Transition (MX-3) Zone District.
5. **Application SP-2026-42** is a Special Use Permit to establish a “Contractor Yard” land use type at 2910 Erie Blvd E. 2910 Erie Blvd E. is owned by Donald Shetler and is located in the Mixed-Use Transition (MX-3) Zone District.
6. **Application SP-2026-48** is a Special Use Permit Application to establish a "Bar" land use type at 711 South Beech St. The property is owned by Diligent Sloth LLC, A.K.A. University Hill Realty and is in the Neighborhood Center (MX-2) Zone District.
7. **Application SP-2026-50** is a Special Use Permit to establish a “Smoking Establishment” land use type at 2671-73 James St. 2671-73 James St is owned by Jan F. Natri and is located in the Neighborhood Center (MX-2) Zone District.

8. **Application SP-2026-56** is a Special Use Permit to establish a "Neighborhood Market" land use type at 702-10 Butternut St. The property is owned by Nahil Zahran and is in the Neighborhood Center (MX-2) Zone District.
9. **Application MaSPR-2026-20** is a Major Site Plan Review to establish all existing commercial tenants including land use types ("Automobile repair, heavy", "Retail, general 1,000-15,000 Sq ft", "Business Services and Supply") at 2156 Erie Blvd E. 2156 Erie Blvd E is owned by Marla Cohen and is located in the Neighborhood Center (MX-2) Zone District.
10. **Application MaSPR-25-36** is a Major Site Plan Review to establish an "Event Center" land use type at 4100-06 S Salina St. 4100-06 S Salina St is owned by Lawrence Davis and is located in the Commercial (CM) Zone District.
11. **Application MaSPR-2026-38** is a Major Site Plan Review to establish a "Mixed Use Development" land use type at 301 S Salina St. The existing commercial building will be converted into a mixed-use building with 62 residential dwelling units on the upper floors and commercial spaces on the ground floor. The property is owned by 301 S. Salina Realty LLC and is in the Central Business District (MX-5) Zone District.
12. **Application AS-2026-11** is an Off-Premise Sign Permit Application to replace an existing static billboard face with a new digital face, and to extend the approval duration of this billboard by an additional 10 years on property located at 425 Liberty St, Rear. The property is owned by Somnium Vivus LLC who have granted an easement to the applicant, TLC Properties, Inc.
13. **Application MaSPR-2026-25** It is a SQER review only for the Major Site Plan Review to establish a two-story building footprint 6,200 SF "Office" land use type and 48 Parking spaces at 344 N Salina St. 344 N Salina St. is owned by Helio Health and is in the Urban Core (MX-4) 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 an 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.