AGENDA
CITY PLANNING COMMISSION
Monday, November 2, 2026
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

I. Call to Order

II. Approval of the minutes of the October 13, 2026 Planning Commission Meeting

III. Public Hearing

A. Old Business

R-2026-31
Resubdivision (Item not voted on)
500, 410-12 and 408 Newell St. and 102-16 Edmund Ave.
South Side Community Growth Foundation Inc. (Owner/Applicant)
R1 Single-Unit Residential Zone District (102-116 Edmund Ave.)
R3 Small Lot Residential Zone District (408, 410-12, and 500 W Newell St.)

SP-25-21
Special Use Permit (Remanded from Common Council)
500-04 Oakwood Ave.
Zahran Nahil
MX-2 Neighborhood Center Zone District

B. New Business

R-2026-85 and Z-2925
Resubdivision and Zoning Map Amendment
509 and 513 Seymour St.
Greater Syracuse Property Development Corporation (Owner/Applicant)
R2 Single-Unit Residential Zone District (509 Seymour St.)
R3 Small Lot Residential Zone District (513 Seymour St.)

Application R-2026-84
Resubdivision
225 and 229 Hazelwood Ave.
Greater Syracuse Property Development Corporation (Owner)/Applicant
R1 Single-Unit Residential Zone District

MaSPR-2026-49
Major Site Plan Review
530 State Fair Blvd.
Lovett Mechanical Contractors Inc. (Owner/Applicant)
CM Commercial Zone District

SP-2026-51
Special Use Permit
1500 South Ave.
Syracuse Empire Realty LLC (Owner)
Minh Lam (Applicant/Architect)

MX-2 Neighborhood Center Zone District

SP-2026-1
Special Use Permit
814 Butternut St.
Abdo Zokari (Owner)
Hamed and Yazeed Zokari (Applicant/Representative)
MX-2 Neighborhood Center Zone District

SP-2026-57
Special Use Permit
717 Kirkpatrick St.
Wasel Alharbi (Owner/Applicant)
MX-2 Neighborhood Center Zone District

IV. Other Business

3S-2026-17
3-Mile Limit Subdivision Review
4184 Cleveland Rd.
Yvonne M. and John S. Argiro

3S-2026-15
3-Mile Limit Subdivision Review
900 State Fair Blvd.
Christopher Maroney & TCM Properties LLC

V. Adjourn