



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, August 10th, 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-2026-37** is a Resubdivision Application to combine two lots into three new lots. More specifically, a vacant lot located at 416 Monticello Dr. N. will be divided into two new lots; and a portion of the original lot will be to be conveyed to the neighboring parcel located at 400 Monticello Dr. N. The parcels are owned by the Greater Syracuse Property Development Corporation & Peter Arnald, and they are located in the Single Unit Residential (R1) Zone District.
2. **Application R-2026-56** is a Resubdivision Application to combine two vacant lots at 2126-28 South Avenue and 2130 South Avenue for use as one residential parcel. The parcels are owned by the Greater Syracuse Property Development Corporation. Both properties are located in the Small Lot Residential (R3) Zone District.
3. **Application R-2026-64** is a Resubdivision Application to combine a residential parcel at 109 McAllister Ave with a vacant lot at 107 McAllister Ave. The new residential parcel will be used to build a driveway and parking area for the two-family home at 109 McAllister Ave. The parcels are owned by Jamilah and Jordan Damiani and are located in the Low Density Residential (R2) Zone District.
4. **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.
5. **Application SP-2026-30** is a Special Use Permit to establish a “Smoking Establishment” land use type at 814 Wolf St. 814 Wolf St. is owned by Timothy J. Bragan and is located in the Neighborhood Center (MX-2) Zone District.
6. **Application SP-2026-41** is a Special Use Permit to establish a “Restaurant > 1,000 sq ft” land use type at 2000 Park St. 2000 Park St. is owned by Ali M. Ismail and is located in the Mixed-Use Transition (MX-3) Zone District.
7. **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.

8. **Application SP-2026-45** is a Special Use Permit Application to establish a “Restaurant ≤ 1,000 sq ft” land use type at 658 W Onondaga St. 658 W Onondaga St. is owned by Robyn Barett of Syracuse Seven Properties LLC and is located in the Urban Neighborhood (MX-1) Zone District.
9. **Application MaSPR-2026-28 + SEQR Phase 3-12** is (1) a Major Site Plan Review to continue the East Adams Redevelopment Initiative for Phase III to establish two mixed-used buildings and three townhouses with a total of 147 units and a commercial space at 927 State St.; (2) A coordinated review under the New York State Environmental Quality Review Act (SEQRA) to evaluate the potential environmental impacts of the proposed Phase III development together with the anticipated future phases of the East Adams Redevelopment Initiative (Phases III through XII). The parcel is owned by the Syracuse Housing Authority 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 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.