



OFFICE OF ZONING ADMINISTRATION

Ben Walsh, Mayor

**PUBLIC NOTICE
CITY OF SYRACUSE
CITY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held MONDAY, FEBRUARY 12, 2024 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 MaSPR-24-00** is a Major Site Plan Review to add 18 artist studios on the 4th floor of an existing building on property situated at 501 W. Fayette Street. The property is owned by the Kyle Family Investments TIC, LLC, and is in the Mixed-Use Transition (MX-3) Zone District.
2. **Application MaSPR-24-01** is a Major Site Plan Review to demolish the existing structures on property situated at 210 Hamilton Street and redevelop the site for a drive-through, pick-up only beverage café with no dining facility. The property is owned by 315 Development, LLC, and is in the Mixed-Use Transition (MX-3) Zone District.
3. **Application MaSPR-24-02** is a Major Site Plan Review to redevelop a vacant lot for a new drive-through car wash facility on property situated at 1001 E. Brighton Avenue. The property is owned by Brighton Mews, LLC, and is in the Commercial (CM) Zone District.
4. **Application R-23-80** is a Lot Alteration and being referred by the Zoning Administrator, for the City Planning Commission to consider combining two lots on properties situated at 2010 S. State Street (Low Density Residential, R2 Zone District) & 2014 S. State Street (Small Lot Residential, R3 Zone District), pursuant to the City of Syracuse Subdivision Regulations, as amended. This Lot Alteration application has a companion application (Z-2860) that is for an amendment to the Official Zoning Map. The property is owned by Greater Syracuse Property Development Corporation (GSPDC).
5. **Application Z-2860** is an amendment to the Official Zoning Map and being referred by the Zoning Administrator to the City Planning Commission (CPC), for the CPC to consider recommending to the Common Council, changing the Zone District on property situated at 2014 S. State Street from the Small Lot Residential Zone District (R3) to a Low-Density Residential Zone District (R2), pursuant to ReZone, Art. 5, Sec. 5.6A as adopted July 1, 2023. The property is owned by Greater Syracuse Property Development Corporation (GSPDC).

6. **Application SP-99-05M2** is a modification to the sign plan of a previously approved Special Use Permit (SP-99-05) on property situated at 3919 S. Salina Street. The property is owned by BAPA S. Salina RE, 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, or on-line at <https://www.syr.gov/Boards-and-Commissions/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.