



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, MARCH 25, 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 R-24-03** is a Resubdivision to combine two lots on properties situated at 717 and 721 Lemoyne Avenue into one new lot for the purpose of adding green space and additional yard area for a single-dwelling unit house at 717 Lemoyne Avenue. The property at 721 Lemoyne Ave. is owned by the Greater Syracuse Property Development Corporation, and 717 Lemoyne Avenue is owned by Frank Chiodo, Frank Chiodo Jr., and Angelo Chiodo, and both properties are in the Low Density Residential (R2) Zone District.
2. **Application R-24-08** is a Resubdivision to adjust the property line between two properties owned by the same person, on properties situated at 2500 and 2530 Bellevue Avenue. Both properties are owned by James F. Blais, and both properties are in the Single Unit Residential (R1) Zone District.
3. **Application SP-24-02** is a Special Use Permit to renovate and build additions to building 1 of an existing residential care facility known as Elmcrest Children's Center, on property situated at 960 Salt Springs Road. The property is owned by Elmcrest Children's Center and is within the High Density Residential (R5) Zone District.
4. **Application MaSPR-24-03** is a Major Site Plan Review to change the occupancy of the second floor of an existing mixed-use building (Nettleton Commons) from office space to residential and establish 22 new dwelling units, on property situated at 301-19 N. State Street & E. Willow Street. The property is owned by KP 301 Nettleton, LLC., and is within the Urban Core (MX-4) Zone District.
5. **Applications MaSPR-24-05 and SP-24-04** are companion applications for a Special Use Permit to establish an Unlisted Use (Interior Self-Storage Facility) and to change the use from an existing vacant Office Building to the Unlisted Use, at the property situate at 613-17 Erie Blvd West. The property is owned by Erie Place Associates, LLC., and is within the Mixed-Use Transition (MX-3) Zone District.
6. **Application SP-24-05** is a Special Use Permit for the establishment of a restaurant greater than 1,000 SF on property situated at 124-26 Dell Street. The property is owned by American Beach, LLC., and is within 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, 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.