



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, April 15, 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-24-11** is a Resubdivision to combine two lots on properties situated at 424 and 428 Hillsdale Avenue into one new lot for the purpose of adding green space and additional yard area for a single-dwelling unit house at 424 Hillsdale Avenue. Both properties are owned by Richard J. Giangioffe, Jr., and both properties are in the Single Unit Residential (R1) Zone District.
2. **Application R-24-14** is a Resubdivision to combine two properties situated at 217-19 and 221 Gertrude Street for the purpose of enlarging the property and building an asphalt parking lot for the existing two-unit residential building at 217-18 Gertrude Street. Both properties are owned by Coral Real Estate, LLC, and both properties are in the Medium Density Residential (R4) Zone District.
3. **Application R-24-19** is a Resubdivision to combine two properties situated at 1427-31 and 1421-23 South Avenue into one new lot to be known as 1427-31 South Avenue for the purpose of having more green space and adding a parking lot for the future renovation of the building to be mixed-use. The properties are both owned by Allan and Earline Llewellyn and are both in the Neighborhood Center (MX-2) Zone District.
4. **Application SP-24-06** is a Special Use Permit to alter the façade of an existing gas station with retail on property situated at 1133-37 S. Salina St., by closing the two service repair bays and expanding the retail into the former vehicle service area. The property is owned by Mark E. Mondo and is in the Mixed-Use Transition (MX-3) Zone District.
5. **Application MaSPR-24-06** is a Major Site Plan Review on property situated at 500-50 S. Salina Street for the renovation of the historic Chimes building and to add 107 dwelling units (45 exist currently), with revised ground and first floor commercial spaces, and to enclose the overhang on the front corner of the building. The property is owned by Maarten Jacobs and is in the Central Business District (MX-5) Zone District.
6. **Application Z-2865** is an amendment to the Official Zoning Map and is 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 Districts of 321-23 Cortland

Ave. and 323 Cortland Ave. (rear) from the Urban Neighborhood (MX-1) Zone District to the High Density Residential (R5) Zone District, pursuant to Rezone, Art. 5, Sec. 5.6A. This procedure was initiated with the submittal of companion Resubdivision application (R-24-17). The properties are owned by Robert and Marjorie Jones Community Development Organization.

7. **Applications MaSPR-24-09 and R-24-17** are companion applications for a Major Site Plan Review and Resubdivision to combine 6 properties (321-23, 323 rear, 327, 329-31, 335, and 343 Cortland Avenue) into one new property to be known as 323 Cortland Avenue and is also companion to the amendment of the Official Zoning Map (Z-2865). The purpose is to build a 3-story, 30 dwelling unit apartment building that will all be affordable, and part of the overall Bishop Jones Community Residences project. The properties are all owned by Robert and Marjorie Jones Community Development Organization.
8. **Application MaSPR-24-10 and R-24-18** are companion applications for a Major Site Plan Review and Resubdivision to combine 5 properties (102, 106, 108 Alexander Ave. and 301-05, 309 Cortland Ave.) into one new property to be known as 301 Cortland Avenue for the purpose of demolishing an abandoned single family home and to construct a 3-story, 37 dwelling unit apartment building that will be affordable, and part of the overall Bishop Jones Community Residences project. The properties are all owned by Robert and Marjorie Jones Community Development Organization and are all in the High Density Residential (R5) 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.