



**OFFICE OF ZONING ADMINISTRATION**

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Ben Walsh, Mayor

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

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held on Monday, August 19, 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-24-30**, is a Major Site Plan Review application to renovate existing building and parking lot to serve as a public safety building for the City of Syracuse police and fire departments on the property situated at 1153 Fayette St. W. The property is owned by 1153 Owner LLC and is located within Mixed-Use Transition (MX-3) Zone District.
2. **Application MaSPR-24-31**, is a Major Site Plan Review application to renovate existing warehouse/office building into a new facility for NY Bus Sales and their new EV Bus Fleet on the properties situated at 309 Fourth North St. Rear (owned by Valiant Real Estate USA Inc), 311 Fourth North St. Rear (owned by Valiant Real Estate USA Inc), 815 Hiawatha Blvd. E. Rear (owned by Valiant Real Estate USA Inc), 823 Hiawatha Blvd. E. (owned by Mark Dayger), 825 Hiawatha Blvd. E. (owned by Mark Dayger), 829 Hiawatha Blvd. E. (owned by GSPDC), 833 Hiawatha Blvd. E. (owned by Valiant Real Estate USA Inc) and 843 Hiawatha Blvd. E. Rear (owned by Valiant Real Estate USA Inc). These properties are located within Light Industry and Employment (IN) Zone District
3. **Application MaSPR-24-03**, is a Major Site Plan Review application to change the use type on the second floor of Nettleton Commons from commercial office space to 22 dwelling units on the property situated at 301-19 State St. N. & Willow St. E. The property is owned by KP 301 Nettleton LLC and is located within Urban Core (MX-4) Zone District.
4. **Application SP-24-16**, is a Special Use Permit application to establish a convenience store on the first floor of an apartment building on the property situated at 1017 Butternut St. The property is owned by City Living LLC and is located within the Neighborhood Center (MX-2) Zone District.
5. **Application R-24-47**, is a Resubdivison application to combine 2 lots situated at 617 LeMoyne Ave. (owned by Angela Christodoulou) and 621-23 LeMoyne Ave. (owned by GSPDC) into one new lot for the purpose of having additional yard space. The properties are located within the Low Density Residential (R2) Zone District.
6. **Application R-24-48**, is a Resubdivison application to combine 3 lots situated at 429 State St. N. & Belden Ave. E., 417-19 State St. N., and 413 State St. N. into one new lot for the

purpose of improving the site to make it more attractive to potential clients. The properties are owned by Tino Marcoccia and are located within the Urban Core (MX-4) 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](mailto:Zoning@syr.gov).