



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, May 6, 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. **Applications R-24-16 and Z-2864**, is a Resubdivision and Zoning Map Amendment of properties situated at 213 Kellogg St., 211 ¼ Kellogg St., 232 Holland St., and 236-38 Holland St. The purpose of the Resubdivision is to give William D'Angelo of 213 Kellogg St., the driveway of 211 ¼ Kellogg St. in exchange for 5' of land at the rear of his property. The owner of 211 ¼ Kellogg St., 232 Holland St., and 236-38 Holland St., is Smith Housing, LLC and they seek to merge a portion of 236-38 Holland St. with 232 Holland St. and the rest of 236-38 Holland St. with 211 ¼ Kellogg St. Properties at 232 Holland and 213 Kellogg St. are in the Small Lot Residential (R3) Zone District and 211 ¼ Kellogg St. and 236-38 Holland St. are in the Low Density Residential (R2) Zone District.
2. **Application Z-2867**, is a Zoning Map Amendment to rezone a portion of the property situated at 139 W Kennedy St. to ReZone the back yard from the Low Density Residential (R2) Zone District to the Small Lot Residential (R3) Zone District; so that property owner Deana Barton of 139 W Kennedy St. can sell the ReZoned portion of her property to Arturo Jones, owner of 119 Landon Ave. so that they may plant a garden. This is a companion application to Lot Alteration R-24-22.
3. **Application SP-24-07**, is a Special Use Permit for the property situated at 900-16 E Fayette St., in order to establish a "Food and Beverage, Retail" land use within the ground floor tenant space of an existing mixed-use building. The property is owned by Christopher Geiger of 900 East Fayette Group, LLC. and is within the Urban Core (MX-4) Zone District.
4. **Application SP-24-08**, is a Special Use Permit for the property situated 1524 Valley Dr. to establish a "Food and Beverage, Retail" land use within the existing building. The property is owned by Sam Abdul of Valley Drive Properties, LLC. and within the Neighborhood Center (MX-2) Zone District.
5. **Application MaSPR-24-11**, is a Major Site Plan Review for the property situated at 701-06 E Genesee St., to renovate the Crown Plaza Hotel, change the occupancy of the hotel into a multi-unit residential land use, establish 287 dwelling units with amenity space, and maintain the restaurant on site. The property is owned by Terrance McCarthy of TJM Syracuse, LLC. and is within the Central Business District (MX-5) Zone District.

6. **Applications MaSPR-24-17 and R-24-28**, are a Major Site Plan and Resubdivision to combine six lots (701-03, 705, 709, 715 E Fayette St. and 706-08, 712-16 E Washington St.) into one to facilitate the demolition of three existing structures and construct a 7-story, mixed use building with 291 dwelling units, tenant amenity space, an on-site parking structure with retail and commercial spaces. The property is owned by Christopher Geiger of GW Syracuse, LLC. and is within the Central Business District (MX-5) Zone District.
7. **Application Z-2868**, for Text Amendments to ReZone, Syracuse – Official Zoning Ordinance Articles 1, 2, 3, 5, 7.

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.