

AGENDA
CITY PLANNING COMMISSION
Monday, March 20, 2017
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

- I. Approval of the minutes of the February 28, 2017, Planning Commission Meeting
- II. Public Notice
- III. Public Hearings
 - 1) R-17-11
Resubdivision
Combine Two Properties into One New Lot
415 and 417 Arnold Avenue
John and Karen Malinowski (owners/applicants)
Residential, Class A-1
 - 2) PR-16-36M1
Project Site Review Modification-New Construction
Modify Site Plan, Floor Plans, and Elevations
941-949 East Genesee Street, 309, 311, 313, and 325-327 Irving Street, 938 East Fayette Street, and 310 South Crouse Avenue (aka 945 East Genesee Street)
BVSHSSF Syracuse, LLC (owner/applicant)
Business, Class A
 - 3) SP-17-01
Special Permit-Gasoline Station
Establish a Gasoline Station with a Convenience Store
635 Delaware Street
Page West, Inc. (owner)
Ravinder Singh (Famco2, LLC) (applicant)
Business, Class A
 - 4) SP-17-02
Special Permit-Gasoline Station
Establish a Gasoline Station with a Restaurant within a Convenience Store
1800 West Fayette Street
Rasselas Associates, LLC (owner)
Sonbyrne Sales, Inc. (applicant)
Industrial, Class A
 - 5) SR-17-01
Site Plan Review-Antenna
Install a Roof-Top Antenna Array
417 Churchill Avenue
Bernadine Apartments, Inc. (owner)
Douglas Morrison (applicant)
Planned Institutional District

- 6) SR-17-02
Site Plan Review-Antenna
Install a Roof-Top Antenna Array
1207-1211 Almond Street
Syracuse Housing Authority (owner)
Douglas Morrison (applicant)
Residential, Class B and Business, Class A
- 7) SR-17-03
Site Plan Review-Antenna
Install a Roof-Top Micro-Cell Antenna
1605 Midland Avenue
Guyer Properties, LLC (owner)
Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless (applicant)
Residential, Class AA
- 8) AS-16-19 A
Sign Waiver Appeal
Install a Ground Sign
706 West Belden Avenue
Steven J. Donigan (owner/applicant)
Industrial, Class A
- 9) S-17-01
Street Abandonment
Abandon the 100 Block of Marcellus Street
Near West Side Initiative (petitioner)
City of Syracuse (owner)
- 10) SP-14-10M2
Special Permit Modification-Restaurant
Modify Site Plan, Floor Plan, and Elevation
314 Avery Avenue
314 Avery Ave, LLC (owner/applicant)
Business, Class A

IV. Minor Modifications

- 1) SP-15-24M2
Special Permit Modification-Indoor Amusement and Recreation
Modify Floor Plan
2815 Erie Boulevard East
2815 Erie Boulevard East, LLC (owner)
Trillium Wellness Center, LLC (applicant)
Industrial, Class A

- 2) SP-09-12M1
Special Permit Modification-Restaurant
Modify Site Plan, Floor Plan, and Elevations
612 Second North Street (aka 700-708 Wolf Street)
95 NYRPT, LLC (owner)
Benderson Development Company, LLC (applicant)
Business, Class A
- 3) Z-2783M1
Project Plan Review Modification-Syracuse University Sub-District 3
Modify Site Plan (Machinery Hall)
100 University Place (aka 120 Smith Drive)
Syracuse University (owner/applicant)
Planned Institutional District

V. Public Hearing Authorizations for MONDAY, April 10, 2017

- 1) R-16-49
Resubdivision
Divide One Property into Three New Lots
425 Solar Street
City of Syracuse (owner)
COR Development (applicant)
Lakefront, T-5[1]
- 2) R-16-50
Resubdivision
Divide One Property into Two New Lots
328 (aka 320-328) West Kirkpatrick Street
COR West Kirkpatrick Street Company, LLC (owner/applicant)
Lakefront, T-5[1]
- 3) R-17-12
Resubdivision
Realign Two Properties into Two New Lots
107 and 109 Park Avenue
Kumcha Sherman (owner/applicant)
Business, Class A and Commercial, Class A
- 4) R-17-14
Resubdivision
Combine Nine Properties into One New Lot
728 East Genesee Street
728 EGSU, LLC (owner/applicant)
Business, Class A

- 5) PR-17-04
Project Site Review
Façade and Site Alterations and New Construction
728 East Genesee Street
728 EGSU, LLC (owner/applicant)
Business, Class A
- 6) SP-04-22M1
Special Permit Modification-Restaurant
Modify Floor Plan and Façade
309-311 West Fayette Street
DreamandoDevCo, LLC (owner)
Armory Stoop, LLC (applicant)
Central Business District-General Service A
- 7) SP-15-02M5
Special Permit Modification-Apartment House
Modify Signage
325-387 E Brighton Ave and 101-105 Thurber St (Rear) (aka 331 E Brighton Ave)
Breckenridge Group SyrNY, LLC (owner/applicant)
Residential, Class C and Industrial, Class A
- 8) S-17-02
Street Abandonment
Abandon a Portion of the 200-300 Block of Tracy Street
City of Syracuse (owner)
Peter C. Frey, OLAF, LLC (petitioner)
- 9) SR-17-04
Site Plan Review-Antenna
Upgrade an Existing Roof-Top Antenna Array
1654 West Onondaga Street
Catholic Charities (owner)
Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless (applicant)
Residential, Class B
- 10) 3S-17-03
Three-Mile Limit Subdivision Review
Realign Two Properties into Two New Lots
7200 and 7250 Henry Clay Boulevard, Town of Clay
Onondaga County and the Moyers Corners Volunteer Fire Dept (owners/applicants)
- 11) 3S-17-04
Three-Mile Limit Subdivision Review
Combine Six Parcels into One New Lot
6834 Kirkville Road, Town of DeWitt
Magnum Properties Company, LLC (owner/applicant)