

AGENDA  
CITY PLANNING COMMISSION  
**Monday, August 27, 2018**  
6:00 P.M.  
CITY HALL COMMON COUNCIL CHAMBERS

- I. Approval of the minutes of the July 16 and August 6, 2018 Planning Commission Meetings
  
- II. Public Notice
  
- III. Public Hearings
  - 1) SP-18-17 (Continuation from 6/4/2018 SK, RL, WB)  
Special Permit-Gasoline Service Station with a Restaurant within a Convenience Store  
1800 West Fayette Street  
Rasselas Associates LLC (owner)  
Sonbyrne Sales Inc. (applicant)  
Industrial, Class A
  
  - 2) SR-11-10M2  
Site Plan Review-Façade Alterations  
441 West Kirkpatrick Street  
Alzheimer's Association, CNY Chapter (owner/applicant)  
Lakefront, T-5
  
  - 3) R-18-38  
Resubdivision  
Combine Two Properties into One New Lot  
111-113 and 117 Pond Street  
113 Pond Street, LLC (owner/applicant)  
Business, Class A
  
  - 4) SR-11-13M1  
Site Plan Review-Antenna  
Modify an Existing Roof-Top Antenna Array  
3229 East Genesee Street  
3229 East Genesee Associates (owner)  
Paul Reed (applicant)  
Residential, Class C
  
  - 5) SP-72-04M2  
Special Permit Modification-Parking Lot  
Modify Site Plan  
300-324 West Willow Street  
Niagara Mohawk Power Corp. d/b/a National Grid (owner/applicant)  
Central Business District-General Service

- 6) SP-96-13M1  
Special Permit Modification-Restaurant  
Modify Site Plan, Floor Plan, Elevations, and Signage  
1524 and 1530 South Salina Street  
Wienholz Living Trust (owner)  
KBP Investment (applicant)  
Business, Class A
- 7) PR-11-06M4  
Project Site Review Modification  
1055 East Genesee St and 208 University Avenue  
Genesee Armory, LLC (owner/applicant)  
Business, Class A
- 8) SP-17-22M1 (Continuation from 6/4/2018 SK, RL, WB)  
Special Permit Modification-Restaurant  
Modify Signage  
400 Butternut Street  
Butternut St, LLC (owner/applicant)  
Business, Class A
- 9) SR-03-07M2 (Continuation from 4/23, 5/14, and 6/4/2018 SK, RL, WB)  
Site Plan Review-Antenna  
Install New Antenna and Relocate Existing Antennas  
1654 West Onondaga Street  
Catholic Charities (owner)  
Katherine Blackwood for T-Mobile (applicant)  
Residential, Class B
- 10) R-18-35 (Continuation from 6/4/2018 SK, RL, WB)  
Resubdivision  
Combine Two Properties into One New Lot  
415 and 417 Merriman Avenue  
The Greater Syracuse Property Development Corporation (owner/applicant)  
Residential, Class AA
- 11) R-18-37 (Continuation from 6/4/2018 SK, RL, WB)  
Resubdivision  
Combine Two Properties into One New Lot  
223 and 303 Gertrude Street  
The Greater Syracuse Property Development Corporation (owner/applicant)  
Residential, Class B
- 12) 3S-18-22  
Three-Mile Limit Subdivision Review-Town of Clay  
Red Barn Commercial Subdivision  
Combine Three Properties into One New Lot  
7175 Buckley Road  
Red Barn Country, LLC (owner/applicant)

IV. Minor Modifications

- 1) SP-11-13M2  
Special Permit Modification-Restaurant  
Modify Floor Plan  
415 South Clinton St  
Robb Bidwell (owner/applicant)  
Central Business District-General Service A

V. Modification Consideration

- 1) SP-18-14M1  
Special Permit Modification-Restaurant  
Modify Building Signage  
727 South Crouse Avenue  
Syracuse 727, LLC (owner/applicant)  
Business, Class A
- 2) SP-02-02M2  
Special Permit Modification-Indoor Amusement and Recreation  
Modify Floor Plan, Façade, and Signage  
3023 Erie Boulevard East  
Soloman Family Trust (owner)  
CEC Entertainment, Inc (applicant)  
Industrial, Class A

VI. New Business

- 1) SP-15-15  
Special Permit-Civic Use  
Time Extension, 3<sup>rd</sup> Request  
300 West Kirkpatrick Street (aka 451 Solar Street)  
City of Syracuse (owner)  
COR Solar Street Company IV, LLC (applicant)  
Lakefront, T-5[1]
- 2) SP-15-16  
Special Permit-Civic Use  
Time Extension, 3<sup>rd</sup> Request  
300 West Kirkpatrick Street (aka 425 Solar Street, Rear)  
City of Syracuse (owner)  
COR Solar Street Company IV, LLC (applicant)  
Lakefront, T-5[1]

- 3) SP-16-10  
Special Permit-Civic Use  
Time Extension, 2<sup>nd</sup> Request  
425 Solar Street, Rear  
State of New York (owner)  
COR Solar Street Company V, LLC (applicant)  
Lakefront, T-5[1] and Lakefront, Civic Space (Promenade)
- 4) SR-16-11  
Site Plan Review-New Construction  
Time Extension, 2<sup>nd</sup> Request  
425 Solar Street  
COR Solar St Company II LLC (owner)  
COR Solar Street Company V, LLC (applicant)  
Lakefront, T-5[1]

VII. Public Hearing Authorizations for MONDAY, September 17, 2018

- 1) R-18-39  
Resubdivision  
Combine Two Properties into One New Lot  
321 and 323 South Salina Street  
321 South Salina St, LLC (owner/applicant)  
Central Business District-Retail  
SEQRA: Unlisted Action
- 2) R-18-40  
Resubdivision  
Combine Three Properties into One New Lot  
1115, 1119, and 1125-1127 West Genesee Street  
Specialty Properties, LLC (owner/applicant)  
Local Business, Class A  
SEQRA: Unlisted Action
- 3) R-18-42  
Resubdivision  
Combine Three Properties into Two New Lots  
341 (aka 343), 347, and 353 Mosley Drive  
The Greater Syracuse Property Development Corporation, Jeffery L. Young, Jr and  
Daniel T. Horan, Jr. (owners/applicants)  
Residential, Class A-1  
SEQRA: Unlisted Action

- 4) R-18-43  
Resubdivision  
Combine Three Properties into One New Lot  
959 Emerson Avenue and 1202 and 1200 ½ Willis Avenue  
Basma Musharbash (owner/applicant)  
Industrial, Class A  
SEQRA: Unlisted Action
  
- 5) SP-05-22M1  
Special Permit Modification-Restaurant  
Modify Floor Plan and Signage  
439-441, 443-447, and 449 (aka 443) Burnet Avenue  
New Burnet LLC (owner)  
James Leone, Jr and Julie Briggs (applicants)  
Business, Class A  
SEQRA: Unlisted Action
  
- 6) 3S-18-23  
Three-Mile Limit Subdivision Review-Town of Clay  
JGB Properties Subdivision  
Realign Three Properties into Three New Lots  
4855 and 4875 Executive Drive and 7140 Henry Clay Boulevard  
JCB Factoring GMBH, LLC and FGT Realty LLC (owners/applicants)  
SEQRA: Unlisted Action
  
- 7) 3S-18-24  
Three-Mile Limit Subdivision Review-Town of DeWitt  
The Nottingham Resubdivision  
Combine Two Properties into One New Lot  
1301 Nottingham Road and Jamesville Road  
The Nottingham Retirement Community Inc. (owner/applicant)  
SEQRA: Unlisted Action