

AGENDA
CITY PLANNING COMMISSION
Monday, September 17, 2018
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

- I. Approval of the minutes of the August 27, 2018 Planning Commission Meetings

- II. Public Notice

- III. Public Hearings
 - 1) SP-96-13M1 (Continuation from 8/27/2018 SK, RL, CCP, WB) 1
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

 - 2) R-18-35 (Continuation from 8/6 and 8/27/2018 SK, RL, CCP, WB) 39
Resubdivision
Combine Two Properties into One New Lot
415 and 417 Merriman Avenue
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class AA

 - 3) R-18-37 (Continuation from 8/6 and 8/27/2018 SK, RL, CCP, WB) 53
Resubdivision
Combine Two Properties into One New Lot
223 and 303 Gertrude Street
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class B

 - 4) R-18-39 65
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

 - 5) R-18-42 77
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

- 6) R-18-43 91
Resubdivision
Combine Three Properties into One New Lot
1202 and 1200 ½ Willis Avenue and 959 Emerson Avenue
Basma Musharbash (owner/applicant)
Industrial, Class A
- 7) SP-05-22M1 101
Special Permit Modification-Restaurant
Modify Floor Plan and Signage and Establish Live Entertainment
439-441, 443-447, and 449 (aka 443) Burnet Avenue
New Burnet LLC (owner)
James Leone, Jr and Julie Briggs (applicants)
Business, Class A
- 8) 3S-18-23 129
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)
- 9) 3S-18-24 139
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)

IV. Minor Modifications

- 1) SP-16-18M2 151
Special Permit Modification-Restaurant
Modify Hours of Operations
1200-1224 East Genesee Street
Studios Apartments, LLC (owner)
University Student Living (applicant)
Office, Class A and Residential, Class B

V. Modification Consideration

- 1) SP-18-17M1 157
Special Permit Modification-Gasoline Station with a Restaurant within a Convenience Store
Install a Ground Sign
1800 West Fayette Street
Rasselas Associates LLC (owner)
Sonbyrne Sales Inc. (applicant)
Industrial, Class A

- 2) SP-87-04M3 163
Special Permit Modification-Restaurant
Modify Site Plan, Floor Plan, Elevation, and Signage
416-422 Grant Boulevard (aka 1802 Teal Avenue)
Shop City pw/lb LLC (owner)
McDonald's USA, LLC (applicant)
Business, Class A and Residential, Class A-1

VI. Old Business

- 1) SP-15-15 189
Special Permit-Civic Use
Time Extension, 3rd 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-15-16 191
Special Permit-Civic Use
Time Extension, 3rd 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]

VII. New Business

- 1) Notice of Intent to Act as Lead Agency under SEQRA 193
Request from the Syracuse Industrial Development Agency
401-403, 405, 407, 409, and 411-413 Prospect Avenue
RPS Hotel Holdings, LLC Project (sponsor)
BWI Hotel Acquisitions I, LLC (owner)
Business, Class A Zoning District
- 2) AS-16-19A 217
Sign Waiver Appeal-Install a Ground Sign
Time Extension
706 West Belden Avenue
Steven J. Donigan (owner/applicant)
Industrial, Class A

Public Hearing Authorizations for TUESDAY, October 9, 2018

- 1) R-18-40
Resubdivision
Combine Four Properties into Two New Lots
1115, 1119, 1125-1127, and 1135 West Genesee Street (Includes 319 Liberty Street)
Specialty Properties, LLC (owner/applicant)
Local Business, Class A
SEQRA: Unlisted Action
- 2) R-18-44
Resubdivision
Combine Two Properties into One New Lot
500 and 512 Hiawatha Boulevard East
Cuse Cars LLC (owner/applicant)
Commercial, Class B
SEQRA: Unlisted Action
- 3) SP-18-20
Special Permit-Restaurant
1224 South Avenue
Nabras Mohammed Hadi (owner/applicant)
Business, Class A
SEQRA: Unlisted Action
- 4) SP-91-34M5
Special Permit Modification-Restaurant
Modify Site Plan, Floor Plan, and Elevation
313 North Geddes Street
North Geddes Street Properties, LLC (owner/applicant)
Business, Class A
SEQRA: Unlisted Action
- 5) R-18-45
Resubdivision
Realign Three Properties into Three New Lots
94, 96, and 98 Xavier Circle
Morningview, LLC (owner/applicant)
Residential, Class A-1
SEQRA: Unlisted Action
- 6) SR-17-08M1
Site Plan Review Modification
Modify Site Plan and Signage
881 Van Rensselaer Street
Salt City Enterprises, LLC (owner)
Buried Acorn Brewing Co, LLC (applicant)
Lakefront, T-5
SEQRA: Unlisted Action

- 7) PR-18-31
Project Site Review-Façade and Interior Alterations
Waiver of Parking Requirement
701-703 North Salina Street
Ambergate Holdings, LLC (owner/applicant)
Commercial, Class A
SEQRA: Unlisted Action