

AGENDA
CITY PLANNING COMMISSION
Tuesday, October 12, 2021
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

- I. Approval of the minutes of the September 20, 2021 Planning Commission Meeting

- II. Public Notice

- III. Public Hearings
 - 1) PR-21-18 1
Project Site Review
Façade and Site Alterations
400 Wolf Street
Zemam Saleh (owner/applicant)
Business, Class A

 - 2) R-21-47 25
Resubdivision
Combine Two Properties into One New Lot
102 and 104-114 Michaels Avenue
Francis House, Inc. (owner/applicant)
Residential, Class C

 - 3) SP-02-32M3 43
Special Permit Modification-Care Home
Modify Site Plan
102 and 104-114 Michaels Avenue
Francis House, Inc. (owner/applicant)
Residential, Class C

 - 4) SR-06-01M2 81
Site Plan Review-Antenna (Verizon)
Modify an Existing Roof-Top Antenna Array
1601 Court Street
AccessCNY, Inc. (owner)
Tim Richmond for Verizon (applicant)
Residential, Class C

 - 5) Z-2846 125
Change of Occupancy-Modification
Change Restaurant Use(s) to Education/College/Entrepreneur Center
1135 Salt Springs Road
LeMoyne College (owner)
Residential, Class A-1

IV. New Business

- 1) SR-09-01M5 163
Site Plan Review Modification-Antenna (Verizon)
Modify an Existing Roof-Top Antenna Array
801-833 University Avenue
Syracuse University (owner)
Time Richmond, Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless (applicant)
Planned Institutional District

- 2) SR-21-07 211
Site Plan Review-Antenna (Dish Wireless)
Install a Roof-Top Antenna Array
1502 (aka 1460) Erie Boulevard East
Steven Shehadi (owner)
Darryl Gresham, NB&C Consulting (applicant)
Industrial, Class A

- 3) SR-21-08 231
Site Plan Review-Antenna (Dish Wireless)
Install a Tower-Mounted Antenna Array
2792 Erie Boulevard East
Daniel McCarthy (owner)
Richard Zajac, Crown Castle USA (applicant)
Commercial, Class B

- 4) 3S-21-09 253
Three-Mile Limit Subdivision Review-Town of Manlius
Kimry Moor Fourth Amended
Realign 19 Parcels into 19 New Lots
Timothy Coyer (applicant)

- 5) 3S-21-10 269
Three-Mile Limit Subdivision Review-Town of Onondaga
Brittany Hills, Section 13
Tax Parcel 049.-02-19.2
Divide One Property into Six New Lots
Britthill Development, LLC (owner/applicant)

- 6) 3S-21-11 281
Three-Mile Limit Subdivision Review-Town of Onondaga
Brittany Hills, Section 14
Tax Parcel 049.-02-19.2
Divide One Property into Seven New Lots
Britthill Development, LLC (owner/applicant)

- 7) 3S-21-12 293
Three-Mile Limit Subdivision Review-Town of DeWitt
6680 Manlius Center Rd, LLC Subdivision
Combine Two Properties into One new Lot
6680 Manlius Center Road and 6028 Galster Road
6680 Manlius Center Road, LLC (owner/applicant)

V. Discussion

- 1) SEQRA Lead Agency 303
Opus at Syracuse (Project Site Review, Resubdivision, Variance)
Construct a Seven-Story, Residential Building
1030-1060 East Genesee Street
Scholar Syracuse, LLC (owner)
Opus Development Company, LLC (applicant)
Office, Class B

VI. Public Hearing Authorizations for MONDAY, November 1, 2021

- 1) Z-2821M1
Planned Institutional District District Plan Amendment
Modify District Plan
609-621 North Townsend Street and 103 Union Avenue, Rear
St Joseph's Health Center Properties, Inc. (owner/applicant)
Planned Institutional District
- 2) R-21-51
Resubdivision
Combine Two Properties into One New Lot
609-621 North Townsend Street and 103 Union Avenue, Rear
St. Joseph's Health Center Properties, Inc. (owner/applicant)
Planned Institutional District
- 3) AS-21-12 (Denied Without Prejudice on August 9, 2021)
Administrative Permit – Off-Premise Advertising Sign
617-619 North Geddes Street
JT Picciott Realty, LLC (owner)
Park Outdoor Advertising (applicant)
Commercial, Class A
- 4) R-21-49
Resubdivision
Combine Two Properties into One New Lot
438 and 440 Columbus Avenue
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class B-1

- 5) SP-07-13M1
Special Permit Modification-Restaurant
Modify Site Plan
1331 West Fayette Street, Rear and 1216-1230 West Fayette Street
Roeco Inc. (owner)
Michel Roesch (applicant)
Business, Class A and Industrial, Class A

- 6) PR-21-20
Project Site Review
Façade Alterations
706-710 North Salina Street
Roselinda Abbey, ACCM Holdings, LLC (owner/applicant)
Commercial, Class A

- 7) SR-02-05M3
Site Plan Review-Antenna (Sprint/T-Mobile)
Expand an Existing Roof-Top Antenna Array
1000 Bellevue Avenue
Bellevue Apts, LLC (owner)
Cassandra Darmody, Pyramid Network Services (applicant)
Residential, Class AA

- 8) SP-21-11
Special Permit-Restaurant
746 South Crouse Avenue
DB Real Estate Crouse, LLC (owner)
Luke Nicolette (applicant)
Business, Class A

VII. Adjourn