

AGENDA
CITY PLANNING COMMISSION
Monday, November 1, 2021
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

- I. Approval of the minutes of the October 12, 2021 Planning Commission Meeting

- II. Public Notice

- III. Public Hearings
 - 1) SR-02-05M3 1
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

 - 2) R-21-49 43
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

 - 3) PR-21-20 61
Project Site Review
Façade Alterations
706-710 North Salina Street
Roselinda Abbey, ACCM Holdings, LLC (owner/applicant)
Commercial, Class A

 - 4) SP-21-11 107
Special Permit-Restaurant
746 South Crouse Avenue
DB Real Estate Crouse, LLC (owner)
Luke Nicolette (applicant)
Business, Class A

 - 5) SP-07-13M1 125
Special Permit Modification
Expand an Existing Restaurant
1331 West Fayette Street and 1216-1230 West Fayette Street
Roeco, Inc, and Donohue Enterprises, LLC (owners)
Michele Roesch (applicant)
Business, Class A and Industrial, Class A

6) Z-2821M1 157
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

7) R-21-51 177
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

IV. New Business

1) Z-2845 191
Project Plan Review-Medical Office Building
609-621 North Townsend Street and 103 Union Avenue, Rear
St Joseph's Health Center Properties, Inc. (owner/applicant)
Planned Institutional District

2) Z-2647M1 249
Project Plan Review Modification-Center for Science and Technology Building
Replace an Existing Roof-Top Emission Stack
107 College Place
Syracuse University (owner/applicant)
Planned Institutional District

3) Z-2653M3 265
Project Plan Review Modification-Link Hall
Construct a Vestibule Addition
100 University Place
Syracuse University (owner/applicant)
Planned Institutional District

4) 3S-21-13 289
Three-Mile Limit Subdivision Review-Town of Onondaga
Glove Subdivision
Divide One Property into Two New Lots
4994 and 5000 Velasko Road
Michael Glover (owner/applicant)

V. Minor Modification

- 1) SP-06-09M1 299
Special Permit Modification-Restaurant
Modify Floor Plan and Elevation
2378-2390 James Street
Palace on James, LLC (owner)
Katrina Skinner (applicant)
Business, Class A and Residential, Class A-1

- 2) SP-09-07M4 325
Special Permit Modification-Restaurant
Modify Floor Plans
120-124 Walton Street
Armory Boys, LLC (owner)
Bob Garner (applicant)
Central Business District-General Service A

VI. Discussion 373

- 1) SIDA Notice of Intent to Act as Lead Agency: Jemal's Gridley Redevelopment Project
Interior and Exterior Renovations
Establish 121 Dwelling Units and Commercial/Retail Space
101 and 131 South Salina Street, 140 East Genesee Street

VII. Public Hearing Authorizations for MONDAY, November 22, 2021

- 1) PR-21-xx
Project Site Review-New Construction
Construct a Seven-Story, Residential Building
1030-1060 East Genesee Street
Scholar Syracuse, LLC (owner)
Opus Development Company, LLC (applicant)
Office, Class B

- 2) R-21-xx
Resubdivision
Divide One Property into Two New Lots
1030-1060 East Genesee Street
Scholar Syracuse, LLC (owner)
Opus Development Company, LLC (applicant)
Office, Class B

- 3) R-21-52
Resubdivision
Realign Three Properties into Three New Lots
1623, 1631, 1641 South Salina Street
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class AA and Residential, Class B
- 4) R-21-53
Resubdivision
Combine Two Properties into One New Lot
386, 388 North Midler Avenue
North Midler Properties, LLC (owner)
Anthony and Lynn D'Elia (applicants)
Industrial, Class A
- 5) R-21-54
Resubdivision
Combine Five Properties into One New Lot
1950, 1970 West Fayette Street and 1499, 1501, 1515 Erie Boulevard West
Scott Dumas (owner/applicant)
Industrial, Class A
- 6) PR-21-22
Project Site Review
Demolition and New Construction, and Site Alterations
1950, 1970 West Fayette Street and 1499, 1501, 1515 Erie Boulevard West
Scott Dumas (owner/applicant)
Industrial, Class A
- 7) R-21-55
Resubdivision
Combine Two Properties into One New Lot
2108-2110 and 2114 Midland Avenue
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class B-1
- 8) SP-04-38M1
Special Permit Modification-Restaurant
Modify Floor Plan, Site Plan, and Signage
2378-2390 James Street
Palace on James, LLC (owner)
Katrina Skinner (applicant)
Business, Class A and Residential, Class A-1