

AGENDA  
CITY PLANNING COMMISSION  
**Monday, August 30, 2021**  
6:00 P.M.  
CITY HALL COMMON COUNCIL CHAMBERS

- I. Approval of the minutes of the July 19, 2021 Planning Commission Meeting
- II. Approval of the minutes of the August 9, 2021 Planning Commission Meeting
- III. Public Notice
- IV. Public Hearings
  - 1) SP-21-07 (Continuation from 8/9/2021 SK, RL, GL, WB) 1  
Special Permit – Self-Storage Facility  
861 Van Rensselaer Street  
Allied Realty Corp (owner)  
Storage Cap Syracuse, LP (applicant)  
Lakefront, T-5
  - 2) PR-21-11 (Continuation from 8/9/2021 SK, RL, GL, WB) 73  
Project Site Review  
Partial Demolition, New Construction, and Façade Alterations  
Expand Number of Dwelling Units from Four to Six  
517 Walnut Avenue  
Jack Mamiye, Corner of Walnut, LLC (owner/applicant)  
Residential, Class B
  - 3) R-21-41 (Continuation from 8/9/2021 SK, RL, GL, WB) 113  
Resubdivision  
Combine Two Properties into One New Lot  
215, 221 East Glen Avenue  
The Greater Syracuse Property Development Corporation (owner/applicant)  
Residential, Class A-1
  - 4) R-21-02 131  
Resubdivision  
Combine Three Properties into Two New Lots  
409, 413, and 419 Pacific Avenue  
The Greater Syracuse Property Development Corporation and  
Anthony and Germesia Grady (owners/applicants)  
Residential, Class A-1
  - 5) R-21-09 153  
Resubdivision  
Combine Two Properties into One New Lot  
1102 and 1106 Ballantyne Road  
The Greater Syracuse Property Development Corporation and  
Jan F. Natri (owners/applicants)  
Residential, Class A-1

- 6) SP-86-09M1 179  
Special Permit Modification-Light Duty Motor Vehicle Repair  
Establish a Retail Use (Grocery Store)  
397 West Kennedy Street  
Enas Mohammed Hadi (owner/applicant)  
Business, Class A
- 7) SP-21-08 227  
Special Permit-Restaurant  
471-89 Westcott Street and 111-17 Harvard Place (aka 117 Harvard Place)  
RJ Holdings, LLC (owner)  
Shane Kelly (applicant)  
Business, Class A
- 8) R-21-44 259  
Resubdivision  
Combine Two Properties into One New Lot  
1600-1604 Lodi Street  
Uons Corporation (owner/applicant)  
Business, Class A
- 9) SR-05-05M3 279  
Site Plan Review Modification-Antenna  
Modify an Existing Roof-Top Antenna Array  
118-122 West Seneca Turnpike  
Valley Vista Houses, Inc. (owner)  
Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless (applicant)  
Residential, Class B
- 10) SR-14-09M3 321  
Site Plan Review Modification  
Modify Elevation and Signage  
720 Van Rensselaer Street  
COR Van Rensselaer Co III, Inc (owner)  
Colby Clark, Meier's Creek Brewing Company (applicant)  
Lakefront, T-5

V. Old Business

- 1) PR-17-04 339  
Time Extension Request-4th Request  
Project Site Review-Demolition and New Construction  
718, 720 and 728 East Genesee Street, 410 and 412 Furman Avenue (unopened), and  
523, 525, 527, and 529 Cedar Street (aka 728 East Genesee Street)  
728 EGSU, LLC (owner/applicant)  
Business, Class A

VI. New Business

- 1) Z-2786M1 353  
Planned Development District Amendment  
Modify Site Plan  
510 Kirkpatrick Street  
Cathedral Candle Company (owner/applicant)  
Planned Development District
- 2) SIDA Notice of Intent to Act as Lead Agency: Syracuse Bread Factory Project 365  
Interior and Exterior Renovations and Site Alterations  
Establish a Mixed-Use Building with 19 Dwelling Units and  
≈27,500 Sq Ft of Commercial/Retail Space  
200 Maple Street, 111 South Beech Street, and 1419 and 1425 East Washington Street

VII. Public Hearing Authorizations for MONDAY, September 20, 2021

- 1) R-21-45  
Resubdivision  
Combine Four Properties into Two New Lots  
906 and 918 James Street and 311 and 317 Green Street  
Clinton Square Realty, LLC and Triana Acquisitions, LLC (owners/applicants)  
Office, Class A
- 2) SP-21-09  
Special Permit-Care Home  
906 and 918 James Street and 317 Green Street  
Clinton Square Realty, LLC (owner/applicant)  
Office, Class A
- 3) SR-16-10M1  
Site Plan Review-Antenna (Verizon)  
Modify an Existing Roof-Top Antenna Array  
1320 Salt Springs Road  
Lemoyne College (owner)  
Kris Boyce, Pyramid Network Services, LLC (applicant)  
Residential, Class B
- 4) SR-21-04  
Site Plan Review-Antenna (Dish Network)  
Install a Three-Sector, Roof-Top Antenna Array  
118-122 West Seneca Turnpike  
Valley Vista Houses, Inc. (owner)  
Dish Wireless, LLC (applicant)  
Residential, Class B

- 5) SR-21-05  
Site Plan Review-Antenna (Dish Network)  
Install a Three-Sector, Roof-Top Antenna Array  
947 Pond Street  
Syracuse Housing Authority (owner)  
Dish Wireless, LLC (applicant)  
Residential, Class B-1
  
- 6) SP-89-25M1  
Special Permit Modification-Car Wash  
Expand Special Permit Use to Include Light-Duty Motor Vehicle Repair  
634 South Geddes Street  
Mitchell Sakran (owner/applicant)  
Business, Class A
  
- 7) SP-21-10  
Special Permit-Restaurant  
962 East Brighton Avenue  
Brighton Ave Gas, Inc. (owner)  
(applicant)  
Business, Class A

VIII. Adjourn