

Minutes of the Meeting of the  
City of Syracuse Planning Commission  
City Hall, Syracuse, New York  
12/1/2025

Summary of cases discussed:

R-25-34	SP-25-20	AS-25-02
R-25-57	R-25-58	AS-25-03
Z-2915	MaSPR-25-28	SP-25-29
MaSPR-25-29	SP-25-29	SP-25-30
MaSPR-24-27		

Attendance

Commission Members Present

Mr. Steven Kulick, Chairman	Yes
Mr. Barry Lentz	Yes
Mr. Walter Bowler	Yes
Ms. Kathy Murphy	Yes

Staff Present

Mr. Jake Dishaw	No
Ms. Meira Hertzberg	Yes
Mr. Nate Pan	No
Ms. Amber Dillon	Yes
Mr. Zhitong Wu	Yes
Mr. Noah Garcia	Yes

I. Meeting called to order at 6:02 p.m.

Meeting is called to order by Commr. Kulick

II. Approval of Minutes

Approval of the minutes from the November 10<sup>th</sup> 2025 City Planning Commission Meeting

Commr. Bowler motioned for approval of the minutes as presented.

Commr. Lentz asked for a correction on page six in the last sentence, to correct the spelling of “seeker” to “SEQR”

Commr. Lentz seconded the motion.

Motion passed unanimously.

III. Public Hearings

**A. Old Business**

**Greenhouse Manufacturing Plant Project**

**R-25-34**

Resubdivision

**SP-25-20**

Special Use Permit

2956, 2960, and 2964 E Genesee St.

Greater Syracuse Property Development Corporation (Owner)

Ashoke Bose, SEAT, LLC (Applicant)

MX-2 Zone District

Mr. Ashoke Bose introduced the application and reiterated his application from the previous City Planning Commission on November 10<sup>th</sup>. He expanded further on the parking area, the method of manufacturing using robots to reduce noise, and the concerns raised by the neighbors.

He explained that he met with the community on the 15<sup>th</sup> of November and hopes his revised application would be more amiable to the local community. He further explained that he has no plan of selling the project, and plans to maintain the use for as long as he possibly could.

Another concern that he is unable to address is regarding the expansion of manufacturing in this area, but there's nothing he can do to prevent other people from in the future doing other work.

He explained that the buffer area around his site would remain unchanged and would hide the manufacturing facility from the residential area of Meadowbrook.

Another concern of the neighbor was that they would be natural gas or other flammable material which could cause fire, Mr. Bose explained that no natural gas would be on the site or used in any of his greenhouses for climate control.

He also addressed concerns regarding the increased truck traffic, and explained that his just-in-time shipping approach would prevent a buildup of inventory on the site. He explained their goal was to manufacture 1 greenhouse per day with one truck to pick it up and deliver it.

Next he addressed was regarding lighting, which he said he had not fully considered, but was confident that the lightning would not pollute nearby areas or be used for purposes of advertising or otherwise.

Finally, a concern regarding the 8' retaining wall was that it would be visible and unsightly, which he addressed by keeping the trees to screen the retaining wall.

Mr. Bose feels that he has properly addressed the concerns of the community and hopes to integrate well with them.

Commr. Lentz asked a question about how long the retaining wall would be running along the building. Mr. Bose explained it would run the distance of the building, but no further.

Commr. Lentz asked how far down the retaining wall would go, Mr. Bose it would be 8' at portions, but due to the slope it would be variable but likely around 9.5'

Mr. Wu explained the necessity of the retaining wall to address the slight confusion regarding what was meant by down, he showed some elevation drawings which showed how the building would sit at the top of the retaining wall.

Commr. Murphy asked a question regarding whether the resolution would continue with the land. Mrs. Hertzberg explained it would be subject to the regular 36-month renewal period for Special Use Permits. Any sale or change of the manufacturing would require a renewal within the 36 months, and would be up for reapproval at the discretion of the Common Council.

Commr. Murphy asked for a confirmation of the hours, it would be open Monday – Friday 8 am - 5:30 pm.

Commr. Bowler asked if they were to reach capacity, what would the production output be.

Mr. Bose replied that they will continue to produce at a rate of about 1 per day at this site, but they would expand their production to other locations, and they want to avoid a centralized manufacturing facility to reduce cost for shipping.

Commr. Lentz asked another question regarding the condition of the material when they are delivered and the frequency of material delivery.

Mr. Bose replied that right now they are manufacturing only on site, but he hopes to be receiving precut lumber, walls, and roofs to just assemble them at the factory and ship the finished greenhouse whole.

Commr. Lentz asked if a condition could be added to prevent delivery during the times that children are going to and returning from schools.

Commr. Kulick asked for public comments on the proposal.

Mr. Wood from Geddes spoke on the proposal, he felt that Mr. Bose has shown goodwill towards the neighbors and feel that the business would be beneficial to the area in general and would be a very modest manufacturing facility.

Donna Stoner 206 Herbert Rd. spoke in opposition of the application and agreed that Mr. Bose has been very helpful and like the idea, they are still in opposition to the application. She read her comments from a preprepared letter. She felt that the application should never have been brought to the City Planning Commission and explained that previously a gas station, hairdresser, and meat market were here to provide services for the local community. If Mr. Bose applied today his application would have been denied out of hand because it does not fit with the zoning scheme adopted in the new amendment earlier in 2025. She feels it does not meet the standards of the zoning code but should be done in an existing structure to prevent other similar uses in this area.

Mr. Antoine spoke in opposition of the application not because he disagrees with the idea, but because the location is improper. He feels it would be better suited in a commercial area with

accessibility to lumber, and customers. He feels that retaining wall would be ineffective at screening the site. He feels that the best use for this lot would be to continue to beautify the area and plant trees and foliage.

Mr. Bose returned to rebut the comments made by the public. He explained that he did search for other suitable locations with his realtor and several commercial brokers for other locations, including locations in Rochester and the surrounding area, but they were unwilling to rent to his business because of its startup nature. Many of the existing warehouses are unsuitable for his uses and locations near big box stores, they are extremely territorial and much more hostile to his business.

Commr. Kulick closed the public comment.

Commr. Kulick added that action would not be taken tonight pending discussion with legal counsel regarding several concerns. He added that there would be public notice for the next time it is heard.

#### **B. New Business**

##### **AS-25-02 (Postponed)**

Off-Premise Sign Application  
3019 E Erie Blvd. Rear  
ASPIRANTS, LLC (Owner)  
Thomas Hornstein (Applicant)  
LI Zone District

This application has been postponed until a later date.

##### **R-25-57**

Resubdivision  
306, 308-24, 326, 332, and 340 Wolf St.  
SVN Realty LLC (Owner/Applicant)  
Nabil Akl (Representative)  
MX-3 Zone District

Mr. Akl introduced the application and explained that the owner bought several parcels as they expanded. They want to combine the lots so that all their business lots are combined, while keeping the nonbusiness lot separate.

Commr. Kulick asked if the lot would extend from Park St. to Carbon St. along Wolf St.  
Commr. Kulick opened the public comment period.

None spoke in favor or opposition.

Commr. Kulick closed the public comment period.

Mrs. Hertzberg conducted the SEQR review.

Mrs. Hertzberg recommended a negative declaration.

Commr. Lentz motioned for a negative declaration

Commr. Bowler seconded the motion.

The motion passed unanimously.

Commr. Lentz motioned for approval of the application with one condition to file the subdivision map with the county within 62 days of approval.

Commr. Bowler seconded the motion.

The motion passed unanimously.

**R-25-58**

Resubdivision

212 and 214 Bradford Pkwy.

Sharon Glavin (Owner/Applicant)

R1 Zone District

Sharon Glavin introduced the project and explained that she purchased the neighboring property and has improved the site with trees and fences. She wants to combine the lots to simplify her tax bill since she is being charged for 1 lamppost two times since she owns two lots.

Commr. Kulick asked if the area would continue to be yard space for her.

Ms. Glavin replied that it would.

Commr. Kulick opened the public comment period.

None spoke in favor or opposition.

Commr. Kulick closed the public comment period.

Mrs. Hertzberg conducted the SEQR review.

Mrs. Hertzberg recommended a negative declaration.

Commr. Lentz motioned for a negative declaration

Commr. Murphy seconded the motion.

The motion passed unanimously.

Commr. Lentz motioned for approval of the application with one condition to file the subdivision map with the county within 62 days of approval.

Commr. Murphy seconded the motion.

The motion passed unanimously.

**AS-25-03 (Postponed)**

Off-Premise Sign Application  
617-19 N Geddes St. & Edison St.  
Joe Picciott, JT Picciott Realty LLC (Owner)  
Stephen D. Frank, Park Outdoor Advertising (Applicant)  
CM Zone District

This project has been postponed until a later date.

**Z-2915**

Project Plan Review  
301 Prospect Ave.  
Keegan M. Bolan, St. Josephs Hospital Health Center (Owner)  
Kevin Gilligan, Costello, Cooney & Fearon PLLC (Applicant)  
PID Zone District

Mr. Gilligan introduced the application for St. Joseph's. He explained that the building is designed for inpatient care for behavioral care so there are necessarily less entrances to reduce the amount of coming and going.

Mr. Vincent Pietrzak explained that the addition would extend 27' out and be about 90' wide, across 2 floors. The ground floor would have a door that is not an entrance, more like an egress in case of emergency. The real goal of the project is just to increase the modernity of the site and bring it more in line with the style of the other sections of the hospital. He also explained that a traffic control plan will be prepared in the future, and explained that no bike parking is being provided, but that there is bike parking in the area since this site is not for in and out traffic.

Commr. Lentz asked if any new rooms would be added for this addition.

Mr. Pietrzak explained that it wouldn't add any additional rooms, but would allow better internal circulation.

Mr. Keegan Bolan explained that the inpatient behavioral health unit would move beds into this new addition and turn old patient areas into corridors for staff to better circulate around.

Mr. Gilligan also clarified that no impact would be made to other neighboring areas and that all changes proposed are entirely internal of the St. Joseph's campus.

Commr. Kulick opened the public comment period.

None spoke in favor or opposition.

Commr. Kulick closed the public comment period.

Mrs. Hertzberg conducted the SEQR review.

Mrs. Hertzberg recommended a negative declaration.

Commr. Lentz motioned for a negative declaration.

Commr. Murphy seconded the motion.

The motion passed unanimously.

Commr. Lentz motioned for approval of the application with 4 conditions to obtain all necessary approvals prior to construction, all relevant city departments must have their requirements met, all plumbing must be cleared with Onondaga County Plumbing, and the applicant shall coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) on capacity assurance due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the Syracuse Engineering Department.

Commr. Murphy seconded the motion.

The motion passed unanimously.

**MaSPR-25-28**

Major Site Plan Review

200 E Genesee St. & Warren St.

City of Syracuse (Owner)

Hanover Real Estate Development (Applicant)

MX-5 Zone District

Jamie Williams introduced the application and provided some brief history on the subject property regarding and mentioned the addition. The site has been vacant with some commercial units on the first floor, and they propose to create a mixed-use structure with ground floor commercial and residential up to the 7<sup>th</sup> floor. They propose a restaurant and 3 secondary tenant spaces on the first floor. Floors 2-7 would all be residential apartments and maintain the historic stairway and elevator area. The primary work would be the conversion of the existing offices to 39 units with the required number of affordable units. Modifications to the existing atrium are proposed to make it more energy efficient and modify the roof.

Commr. Lentz asked about who would own the property in the end once the project is complete.

Hanover property is under contract to purchase the property, and will plan to resubdivide the property as necessary to include the atrium on the lot.

Mr. Williams also clarified that the entire property would be zero lot line.

Commr. Bowler noted that he liked the 80s design of the atrium.

Commr. Kulick opened the public comment period.

A member of the public spoke in favor of the application and is happy to see the revitalization of the property, but asked a question regarding the atrium area.

Noah Garcia spoke on the application and clarified that the abandonments were legally done, but that the land was never actually sold to the property owner and sat as ROW.

Mrs. Hertzberg conducted the SEQR review.

Mrs. Hertzberg recommended a negative declaration.

Commr. Lentz motioned for a negative declaration.

Commr. Murphy seconded the motion.

The motion passed unanimously.

Commr. Murphy motioned for approval with the conditions that 1. the lot lines be zero for the atrium when resubdivided 2. The affordability requirements for the dwelling units shall be met in accordance with SZO.

Commr. Bowler seconded the motion.

The motion passed unanimously.

**652 W Onondaga St. Renovation**  
**SP-25-29**

Special Use Permit

**MaSPR-25-29**

Major Site Plan Review

652 W Onondaga St.

Syracuse Seven Properties LLC (Owner)

Hilary Donohue (Applicant)

MX-1 Zone District



Hilary Donohue introduced the application and provided the history of the structure, including its previous uses. She proposed to create two dwelling units in the rear of the structure and a private club in the front of the structure. The idea is for small audiences for moving plays and other productions. The hours of operations would be Thursdays through Sundays. She also explained that a “bridge” was constructed between the subject structure and the neighboring structure. It will be demolished and the driveway will run to the back of the home to provide parking for the new uses.

Commr. Lentz asked who owned the neighboring property with the bridge.

Ms. Donohue replied that the same owner owns both structures and they have been sold as a pair since it was constructed.

Commr. Lentz asked about how the public club aspect would work.

Ms. Donohue replied that the club would be nonexclusive with affordable rates for members to be able to see the plays but also work as a meeting area for the community.

Commr. Lentz asked how many performances per day there would be.

Ms. Donohue replied there would be at max 3 per day.

Commr. Lentz asked who would be living in the back two units.

Ms. Donohue replied it would be open for anyone to live in and that the owner does not propose to reside there.

Commr. Kulick asked how the performances would be organized.

Ms. Donohue replied that the owner would be involved in getting new performances.

Commr. Murphy asked a question regarding the parking and whether there would be enough room for them to turn around.

Ms. Donohue replied that once the bridge is removed, it would allow for enough space to back out and turn around into the driveway.

Commr, Kulick opened the public comment period.

Ed Nolan spoke in favor of the application and was very excited for the action and more uses up and down W Onondaga St. He was hopeful for the future of both of the mansions.

Deborah Filter spoke in favor of the application and loved the idea of utilizing it for these purposes.

Peter Jacobs spoke in favor of the application and explained that he had lived in the neighborhood for many years and was excited for the new resurgence of the neighborhood and knew the old

owner and was happy to see something new happen here. He felt that the use as a club was a bit odd and was slightly concerned about what would follow there next, so long as they kept the interior intact.

Susan Hamilton spoke in favor of the application she feels it would be excellent for the neighborhood, and she feels it is an appropriate use for the lot since it is a bit too large for a single-family home.

Glen Kind spoke in favor of the application and felt enthusiastic that it would support the building.

Christin Freeman spoke in favor of the application and was happy to keep the building in a good condition. He also mentioned that street parking would be an option in this area.

Lily Tenderia spoke in favor of the application and was happy that a use would keep this building in good repair and maintain it. She was also happy that more people would be able to see the building inside and out.

None spoke in opposition.

Commr. Kulick closed the public comment period.

Mrs. Hertzberg conducted the SEQR review.

Mrs. Hertzberg recommended a negative declaration.

Commr. Lentz motioned for a negative declaration.

Commr. Bowler seconded the motion.

The motion passed unanimously.

Commr. Lentz motioned for approval with 4 conditions including removing the bridge structure, install 2 bike parking spaces with staple style bike racks.

The motion passed unanimously.

Commr. Lentz motioned for recommendation of approval of the Special Use Permit to the common council with 4 conditions, to not allow amplified sounds outside the structure, proposed commercial business must strictly adhere to operation hours, which are deemed appropriate and approved by the City Planning Commission, the applicant shall coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) on capacity assurance due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the Syracuse Engineering Department., and two staple style bike racks shall be installed.

Commr. Bowler seconded the motion.  
The motion passed unanimously.

Commr. Lentz motioned for approval of the major site plan application with 3 conditions, applicant shall demolish the corridor connecting structures located at 652 and 658 W Onondaga St, should the property owner propose any changes to commercial tenancy or the addition of hotel units as part of a future development, such modifications will be subject to the zoning review process and require site plan approval in accordance with applicable regulations, the applicant shall coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) on capacity assurance due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the Syracuse Engineering Department.

Commr. Bowler seconded the motion.

The motion passed unanimously.

**SP-25-30**

Special Use Permit  
4400 S Salina St. & W Glen Ave.  
4400 South Salina Street LLC (Owner)  
David P. Colegrove (Applicant)  
MX-1 Zone District

David Colegrove introduced the application and explained that the structure is currently vacant, but was previously occupied by a paint store. He explained that new curb cuts are proposed 2 on W Glen Ave, and 1 along S Salina St. He also proposed to install bike racks and 7 parking spaces. He explained the layout of the structure, and that it would operate 24 hours since this is intended for Muslim funerals which require burial within a day of the deceased's death. Façade alterations to remove the large windows and roof replacement are also proposed.

Commr. Lentz asked a question regarding the hours of operation, since the turnaround is so quick.

Mr. Colegrove explained that the congregation hours would be during the usual business hours, but that the staff services would be done 24 hours a day.

Commr. Murphy asked a question regarding the car circulation of the site.

Mr. Colegrove explained that the office would be utilized by someone separate from the funeral home operator, and that parking areas are behind the building.

Commr. Bowler asked if there is enough parking to support the congregations that would occur for services.

Mr. Colegrove replied that they would probably utilize the nearby former hotel's parking lot next door, but that they meet the minimum parking requirements of the zoning ordinance.

Commr. Kulick opened the public comment period.

Mr. Mark Cass spoke in favor of the application and was excited that a vacant building would be utilized for something. He explained that most of the gathering happens after the burial for Islamic ceremonies at the mosque rather than at the funeral home itself.

Cathrine Stribley spoke in opposition of the proposal because of her concern regarding the parking circulation out onto W Glen Ave. She feels that there would be many conflicts for cars and pedestrians especially with regarding to the intersection. She felt it would be better if it was all one method of circulation. Her main issue was with the S Salina St. curb cut where a 4 way intersection would occur with E Glen Ave. She is not opposed to the new use, but feels that the parking and circulation should be better utilized.

Mr. Colegrove replied to the concerns that the S Salina St. curb cut was the only one which currently exists.

Commr. Kulick closed the public comment period.

Commr. Kulick held the application for further review by staff, but noted that it would be heard again.

### **C. Other Business**

#### **MaSPR-24-27 and following modifications**

First Time Extension

1105-17 S State St. & Burt St.

Syracuse Housing Authority (Owner)

McCormack, Baron, & Salazar Inc. (Applicant)

MX-2 Zone District

Mr. Jenkins introduced the application and asked for a time extension of the subject project due to its size and complexity, as such they are requesting the extension. The new completion date would be approximately June 2028.

Commr. Kulick opened the public comment period.

None spoke in favor or in opposition.

Commr. Lentz motioned for approval of the application with one condition that all existing conditions remain.

Commr. Bowler seconded the motion.

The motion passed unanimously.

#### **IV: Adjourn**

Commr. Lentz motioned for adjournment.

Commr. Murphy seconded.

The motion passed unanimously.

Adjourned at 8:25 PM