

Minutes of the
City Of Syracuse Planning Commission Meeting
City Hall, Syracuse, New York
4/27/2026

Summary of cases discussed:

MiSPR-24-73	MiSPR-25-36	SP-2026-16
MaSPR-25-37	SP-25-36 & MaSPR-25-35	SP-2026-12
MaSPR-2026-8 (postponed)	MaSPR-2026-10 (postponed)	R-2026-13
R-2026-17	R-2026-32	3S-2026-3
R-2026-29 & Z-2920	MaSPR-2025-5	

COMMISSION MEMBERS PRESENT: Mr. Steven Kulick, Chairman
Mr. Barry Lentz
Ms. Kathy Murphy

COMMISSION MEMBER EXCUSED: Mr. Walter Bowler

STAFF PRESENT: Mr. Jake Dishaw
Conor Rourke, Esq.
Mr. Nate Pan
Mr. Noah Garcia
Ms. Rebeca Baker

I. Meeting called to order at 6:00 p.m.

Meeting is called to order by Chairman Commr. Kulick

II. Approval of Minutes

Commr. Kulick asked if there is a motion to for approval of the minutes of the April 6, 2026 Planning Commission meeting.

Motion made by Commr. Lentz. Seconded by Commr. Murphy.

Motion Carried: 3-0.

III. Public Hearings

A. Old Business

Syracuse Utility Thermal Energy Network

751 Van Rensselaer St. & N Geddes St.

COR Van Rensselaer St Co IV (Owner)

Niagara Mohawk Power Corp. d/b/a National Grid (Applicant)

Bond Schoeneck & King PLLC (Representative)

MX-4 Zone District

- **SP-25-36**
Special Use permit
- **MaSPR-25-35**
Major Site Plan Review

Will Hackett, Project Manager with National Grid, presented on behalf of the applicant. He described the Syracuse Utility Thermal Energy Network (U-TEN) project, which was mandated by New York State's Utility Thermal Energy Network and Jobs Act of 2022. The project proposes to capture waste heat from treated effluent at the Onondaga County Metropolitan Wastewater Treatment Plant on Hiawatha Boulevard. A pump station at that facility would divert treated effluent to a new energy center building at the corner of Geddes and Van Rensselaer Streets, where heat exchangers would transfer thermal energy to a closed-loop distribution system serving customer buildings. The treated wastewater would then be returned to the plant's outfall. A large water storage tank at the facility would serve as a thermal battery to provide system resiliency.

Commr. Lentz clarified for the public record that this project does not involve a battery energy storage system and contains no lithium batteries, and that action on this application had been deferred from the March 16th meeting pending approval by the Public Service Commission. Commr. Murphy asked about fencing on the rear lease line and the distribution of thermal energy to surrounding parcels. Hackett confirmed the fencing would run essentially along the lease line and that future connections would be available to any developer in the area in the same manner as gas or electric service. The Chair inquired about conveyance infrastructure between the Metropolitan plant and the energy center. Hackett confirmed all piping after leaving the county property boundary would run within city street right-of-way and would be subject to standard right-of-way permits, not an additional land use application.

Public comment was not reopened, having been closed at the prior meeting.

Zoning Administrator Dishaw noted that a letter in support of the project had been received. He recommended that a fifth condition would be added to both actions requiring the applicant to install additional screening and landscaping to the maximum extent practicable per the updated site plan, consistent with comments from the Onondaga County Planning Board.

SEQRA Review: Zoning Administrator Dishaw conducted the SEQR review and recommended a negative SEQR declaration.

Commr. Kulick asked for a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Murphy.

Commr. Kulick asked if there was discussion on the SEQR motion to which there was none.

Motion Carried: 3-0.

Commr. Kulick asked for a motion for action on the special use permit application SP-25-36 to go to the Common Council for approval.

Motion made by Commr. Lentz to approve application SP-25-36 as presented with five conditions:

1. The applicant shall comply with the major site plan application conditions.
2. The applicant shall coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) Flow Control Division for any infrastructure-related disturbance of land within the county easement and include County-owned infrastructure on the related plans.
3. The site plan shall follow the Department of Public Works approval conditions with curb-cut to match driveway dimensions and utilize NYSDOT type 3 opening, 3' max wing curb. Any deviation must be formally requested and turning overlay supplied for departmental review though necessary site and building permit.
4. Any land use type other than "Utility, Major" on this parcel shall require a resubdivision to place the individual land uses on separate parcels.
5. There is an agreement to install additional screening to the maximum extent practicable per the updated site plan being made a part of the record.

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0. The application proceeds to the Common Council for final disposition.

Commr. Kulick asked for a motion for action on the major site plan review MaSPR-25-35.

Commr. Lentz moved to approve application MaSPR-25-35 as presented with five conditions same as SP-25-36

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0.

B. New Business

R-2026-13

Resubdivision

201 and 203 Apple St.

Greater Syracuse Property Development Corporation

(Owner/Applicant)

R2 Zone District

Terry Luckett, Neighborhood Planner with the Syracuse Land Bank, presented the application. The two nonconforming vacant lots at 201 and 203 Apple Street would be merged into one new conforming lot for the construction of a single-family home under the Move In New York program. The home would be sold to an owner-occupant household earning between 50% and 120% of Area Median Income.

No public comment was offered for or against the application.

SEQRA Review: Zoning Administrator Dishaw conducted the SEQR review and recommended a negative SEQR declaration.

Commr. Kulick asked for a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Murphy.

Commr. Kulick asked if there was discussion on the SEQR motion to which there was none.

Motion Carried: 3-0.

Commr. Kulick asked for a motion for action on the resubdivision application R-2026-13.

Commr. Lentz moved to approve application R-2026-13 as presented with one condition that the applicant shall successfully file the resubdivision map with the Onondaga County Clerk's Office within 62 days of approval.

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0.

R-2026-17

Resubdivision

558 Valley Dr.

Greater Syracuse Property Development Corporation (Owner/Applicant)

R1 Zone District

Terry Luckett presented this application to split a 100-foot by 125-foot vacant lot into two parcels for the construction of two single-family homes with detached garages. Commr. Lentz sought clarification regarding the 10-foot easement along Hooper Brook, which runs along the rear boundary of the property. Zoning Administrator Dishaw confirmed the easement would follow the contour of the brook for the full extent of the property line, providing maintenance access.

No public comment was offered for or against the application.

SEQRA Review: Zoning Administrator Dishaw conducted the SEQR review and recommended a negative SEQR declaration.

Commr. Kulick asked for a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Murphy.

Commr. Kulick asked if there was discussion on the SEQR motion to which there was none.

Motion Carried: 3-0.

Commr. Kulick asked for a motion for action on the resubdivision application R-2026-17.

Commr. Lentz moved to approve application R-2026-17 as presented with two conditions:

1. The applicant shall successfully file the resubdivision map with the Onondaga County Clerk's Office within 62 days of approval.
2. The applicant shall establish a 10 ft. easement along Hooper Brook on the final plat.

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0.

R-2026-32

Resubdivision

4896 S Salina St. and 4902 S Salina St.

Greater Syracuse Property Development Corporation (Owner/Applicant)

R1 Zone District

Terry Luckett presented this application. The Syracuse Land Bank had demolished two nonconforming structures at the two properties and proposed adjusting the shared lot line to create two new, equal-sized building sites for future sale to private developers for single-family home construction. The properties would not be part of the Move in New York program.

No public comment was offered for or against the application.

SEQRA Review: Zoning Administrator Dishaw conducted the SEQR review and recommended a negative SEQR declaration.

Commr. Kulick asked for a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Murphy.

Commr. Kulick asked if there was discussion on the SEQR motion to which there was none.

Motion Carried: 3-0.

Commr. Kulick asked for a motion for action on the resubdivision application R-2026-32.

Commr. Lentz moved to approve application R-2026-32 as presented with one condition that the applicant shall successfully file the resubdivision map with the Onondaga County Clerk's Office within 62 days of approval.

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0.

535 and 539 W Colvin St. and 119 Hope Ave. Resubdivision

Greater Syracuse Property Development Corporation (Owner of 539 W Colvin St. and 119 Hope Ave./Applicant)

Antolin Hernandez Bautista (Owner of 535 W Colvin St)

- **Z-2920**
539 W Colvin St.
Zoning Map Amendment
R2 Zone District
- **R-2026-29**
535 and 539 W Colvin St. and 119 Hope Ave.
Resubdivision
R2 and R3 Zone District

Terry Luckett described a more complex reconfiguration involving three parcels. The rear portion of 539 W Colvin Street, which included an irregularly shaped flag lot previously used as a driveway access, would be combined with 119 Hope Avenue to create one new conforming building site. The remaining front portion of 539 W Colvin Street would be combined with the adjacent 535 W Colvin Street. A zoning map amendment was also required to resolve the split-zone condition that would result from the resubdivision. The Commission viewed parcel diagrams to understand the before-and-after configuration. Ms. Luckett noted that an attempt was made to incorporate a portion of the lot into 115 Hope Avenue, but the owner of that property could not be located.

No public comment was offered for or against the application.

SEQRA Review: Zoning Administrator Dishaw conducted the SEQR review which covers both the zoning map amendment and the resubdivision and recommended a negative SEQR declaration.

Commr. Kulick asked for a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Murphy.

Commr. Kulick asked if there was discussion on the SEQR motion to which there was none.

Motion Carried: 3-0.

Commr. Kulick asked for a motion for action on the zoning map amendment application Z-2920 to go to the Common Council for approval.

Commr. Lentz moved to approve application Z-2920 as presented with one condition that the applicant shall successfully file the map for the zoning amendment with the Onondaga County Clerk's Office within 62 days of Common Council's approval of zoning map amendment along with the resubdivision map.

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0.

Commr. Kulick asked for a motion for action on the resubdivision application R-2026-29 to go to the Common Council for approval.

Commr. Lentz moved to approve application R-2026-29 as presented with one condition that the applicant shall successfully file the resubdivision map with the Onondaga County Clerk's office within 62 days of approval of the Common Council's approval of the zoning map amendment.

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0.

The Commission noted this was the final appearance before the body for Ms. Luckett, who was retiring, and the Chair and Commr. Murphy offered thanks for her extensive work with the Land Bank's lot reconfiguration program.

MaSPR-2025-5

Major Site Plan Review 128 Gertrude St.
Coral Real Estate LLC (Owner/Applicant)
R4 Zone District

Zoning Administrator Dishaw provided context for the application, noting that the Commission's review authority over additional bedrooms in residential structures was established in the zoning code to preserve residential zone districts and ensure compliance with fire, property maintenance, and parking standards following the City's discontinuation of enforcement of occupancy limits for unrelated adults.

The applicant's representative, Craig Philhamus, and Alona Hayden, Director of Operations for Coral Real Estate, presented the application. The proposal involved rehabilitating a single-family residence and seeking approval for six bedrooms — four on the second floor and two on the first floor — with communal living space adjusted per staff comments to achieve code compliance. A two-car garage on-site was identified as the primary parking. The applicant acknowledged that a gravel area to the rear, a remnant of a previously demolished structure, would either be properly permitted as a parking area or returned to green space, and that on-street parking was also available in the area.

Commr. Lentz proposed a condition requiring the applicant to either obtain appropriate permits for the gravel parking area within one year or discontinue its use and return it to green space, with the permissible parking area limited to no more than 882 square feet (8% lot coverage) or to meet total parking and driveway pavement at a maximum 20%. Commr. Murphy confirmed with the applicant that the ultimate intended use was rental to a single family, making the two-car garage adequate and that the gravel area will be green/yard area.

No public comment was offered for or against the application.

SEQRA Review: Zoning Administrator Dishaw conducted the SEQR review and recommended a negative SEQR declaration.

Commr. Kulick asked for a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Murphy.

Commr. Kulick asked if there was discussion on the SEQR motion to which there was none.

Motion Carried: 3-0.

Commr. Kulick asked for a motion for action on the major site plan review MaSPR-2025-5.

Commr. Lentz moved to approve application MaSPR-2025-5 as presented with three conditions:

1. The applicant shall comply with the major site plan application conditions.
2. Within 1 year from the zoning approval date, appropriate permits shall be acquired for the illegal parking area, or the use shall be discontinued and returned to green space. The on-site parking area shall be reduced to no more than 882 sq. ft. (8% lot coverage) and all gravel shall be replaced with permitted parking area materials. All other areas shall be returned to green space.
3. No parking shall occur in the City Right of Way (ROW) or within the front setback of the lot.

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0.

SP-2026-12

Special Use Permit
901-17 S. Geddes St. & Delaware Street
Bluewave Estate LLC (Owner)
Majid Aldafari (Applicant)
MX-2 Zone District

Applicant Majid Aldafari presented his proposal to open a neighborhood market (deli) offering sandwiches and other packaged food and drinks, but with no tobacco or alcohol sales.

Commr Lentz commended the quality of the applicant's Crime Prevention Through Environmental Design (CPTED) report, noting it represented excellent engagement with the process.

Commr. Murphy confirmed the proposed hours of operation (9:00 a.m. to 10:00 p.m., seven days a week) and the prohibition on tobacco and alcohol.

Commr. Murphy and Zoning Administrator Dishaw identified that the off-site parking lot parcels (577, 581, and 583 Delaware Street) were not combined with the primary business parcel at 901 South Geddes Street, and that a resubdivision would be required as a condition of approval to bring them into one parcel. Zoning Administrator Dishaw also noted that the building holds a currently valid Certificate of Compliance issued in 2024, and that the special use permit approval is a prerequisite to the applicant obtaining a Certificate of Use for the business. The proximity of the property to Delaware Elementary School was noted, resulting in a prohibition on tobacco sales as a condition. Commr. Murphy confirmed that there will be properly screened commercial dumpsters on the property.

No public comment was offered for or against the application.

SEQRA Review: Zoning Administrator Dishaw conducted the SEQR review and recommended a negative SEQR declaration.

Commr. Kulick asked for a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Murphy.

Commr. Kulick asked if there was discussion on the SEQR motion to which there was none.

Motion Carried: 3-0.

Commr. Kulick asked for a motion for action on special use permit application SP-2026-12 to go to the Common Council for approval.

Commr. Lentz made the motion to approve application SP-2026-12 as presented and recommending approval by the Common Council with the following eight conditions:

1. The applicant shall comply with the general conditions for approval on Special Use Application.
2. The applicant shall always possess a valid Certificate of Use issued by the City of Syracuse.
3. The business owner shall abide by the hours of operation: 9:00 a.m. to 10:00 p.m.
4. No neon signage and decorative lighting shall be permitted on the windows or building façade.
5. The applicant shall submit photographic evidence of the completed site improvements to the Office of Zoning Administration within 90 days of the approval of Special Use Permit SP-2026-12 by the Common Council, demonstrating compliance with the CPTED recommendations that the property owner has committed to implementing.
6. The subject property is prohibited from selling tobacco products due to proximity to the adjacent Delaware Elementary School.
7. The applicant shall obtain approval for approval for a resubdivision to combine 577, 581 and 583-89 Delaware Street with 901 S. Geddes St into a single parcel to ensure that all proposed accessory parking spaces are located on the same parcels.
8. The applicant shall commit to upgrading the site through any necessary permits based on the revised site plan and the approval conditions imposed by Department of Public Work as follows: repair the damaged Right of Way with permissible materials and landscape areas are to be concrete outside of brick branding areas.

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0. The application proceeds to the Common Council for final decision.

SP-2026-16

Special Use Permit

3001-23 James St. & N Midler Ave.

Eastwood Maliti's LLC (Owner)

Anas Almaletti (Applicant)

MX-2 Zone District

Zoning Administrator Dishaw noted the proposed use, a commercial food preparation establishment, is specific to recipe research and development, staff training, and preparation of

batch orders for the applicant's Zaman Coffee House locations. There is no on-site retail sale component.

Applicant Anas Almaletti, co-founder and CEO of Zaman Coffee House, explained that his first location opened in North Syracuse one year ago and they are about to open a second location in Township 5 in Camillus. They have outgrown the spaces and need a dedicated production and training facility. Mr. Almaletti owns a building at 3001 James Street which has two spaces that have been vacant for about one year and would like to combine the two spaces to use for Zaman Coffee House for production and training.

Commr. Lentz asked for clarification on the facility layout and confirmed that since the space is not open to retail traffic, the windows facing the street would likely remain opaque. Commr. Lentz also raised a condition requiring a resubdivision to combine the rear parking lot parcels, which included a formerly residential parcel that had been absorbed into the parking area without a formal lot combination. Zoning Administrator Dishaw confirmed this was a standard cleanup condition and that it was a relatively simple administrative process.

No public comment was offered for or against the application.

SEQRA Review: Zoning Administrator Dishaw conducted the SEQR review and recommended a negative SEQR declaration.

Commr. Kulick asked for a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Murphy.

Commr. Kulick asked if there was discussion on the SEQR motion to which there was none.

Motion Carried: 3-0.

Commr. Kulick asked for a motion for action on special use permit application SP-2026-16 to go to the Common Council for approval.

Commr. Lentz made the motion to approve application SP-2026-16 as presented and recommending approval by the Common Council with the following four conditions:

1. The applicant shall comply with the general conditions for approval on the Special Use Permit application.
2. Snow storage shall be maintained on-site in the designated area in the rear of the property and shall not encroach into the public right-of-way or adjacent properties.
3. The applicant shall coordinate with the Onondaga County Department of Water Environment Protection Flow Control Division for any infrastructure related disturbance of land within the County easement.

4. A resubdivision application shall be submitted to the Zoning Administration within one year to combine the lots that make up the rear parking area, 3001-23 James St. & N. Midler Ave. and 114 N. Midler Ave.

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0. The application proceeds to the Common Council for final disposition.

C. Other Business

3S-2026-3

Three-Mile Limit, Town of Onondaga
4310 and 4300 Onondaga Blvd.

Niagara Mohawk Power Corporation d/b/a National Grid (Owner/Applicant)
Nolan Kokkoris, Esq., Bond Schoeneck & King PLLC (Representative)

Zoning Administrator Dishaw noted that the application had been subject to more extensive review than typical for three-mile limit cases, involving direct coordination with the City Engineer's office, and that the City Engineer's approval had been secured.

Commr. Kulick asked for a motion to approve 3S-2026-3.

Commr. Lentz made the motion to approve 3S-2026-3.

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0.

A. Old Business (Continued)

MiSPR-24-73/MaSPR-25-36

Major Site Plan Review

4100-06 S Salina St. 1:52:27

Lawrence Davis and Marsha Beharie (Owner)

Applicant: Shakeila Brown (Applicant)

CM Zone District

Applicant Shakeila Brown addressed the Commission, presenting a prepared statement. She described her professional background in labor and construction, including asbestos supervision and traffic control work for the City of Syracuse. She outlined her plan for the event center, which she named "Good Vibes Only," emphasizing security arrangements, a shuttle and off-site

parking management plan involving two black-owned transportation companies with three designated drop-off and pickup locations.

Commr. Lentz acknowledged the applicant's detailed parking and loading demand plan as a direct response to the Commission's primary concern from the prior hearing.

Commr. Lentz also advised the applicant that any live entertainment would require a separate annual entertainment license from the City and clarified that this was not a condition of the site plan but an independent licensing requirement.

Zoning Administrator Dishaw clarified that an entertainment license is for any form of live entertainment for public safety response so that police and fire are aware of the size. This space is under the threshold so it is really for emergency response.

Commr. Murphy asked whether the applicant had considered alternative sites, to which Ms. Brown responded that she had deliberately chosen to operate within the community where she was raised, and that the building is minority-owned. Commr. Murphy emphasized keeping good communication with the neighboring properties to promote safety.

Commissioners also discussed hours of operation, ultimately arriving at initial hours of operation Monday through Friday, 6:30 p.m. to midnight, and Saturday through Sunday, 4:00 p.m. to midnight.

Commr. Murphy also clarified that if the application is approved it is approval of the allowable use in the structure that Ms. Brown does not own. The owner of the building has to be completely up to code for public assembly prior to her using the structure for public assembly. Commr. Murphy said there will be permits and timeline to get the building up to where it needs to be for public assembly.

Commr. Kulick asked for a motion to re-opened the public comment period. Commr. Murphy made the motion. Commr. Lentz seconded the motion.

Motion Carried: 3-0.

Commr. Kulick opened the public comment period.

Public Comment In Favor:

Multiple community members spoke in favor of the application, including Adonis De Lee, Tori Drake, Tatiana Badia, Cachina Davis, Janisha Jones, Milan Jackson, Norian Watkins, Mr. Wright and Willie Mae Lewis. Supporters spoke to Brown's character, her history of community engagement, her professional qualifications, and the value of having an event and training space in the South Side neighborhood.

Public Comment In Opposition:

Derek Dunford, owner of a property two doors from the site, raised concerns about the adequacy of the eight on-site parking spaces, the practical enforceability of the shuttle parking plan and the talk about the anticipated need for security.

District Councilor Patrona Jones Rowser spoke in opposition, describing the neighborhood's prior experience with event venues that had caused significant public safety incidents despite similar commitments, raising concerns about the financial viability of the business model relative to the costs of security and transportation, and noting that the dispersal of parking to remote locations would spread impacts into adjacent residential neighborhoods.

Kathy Stribley raised concerns about notification to residents near the proposed off-site parking locations, questioned the feasibility of the multi-location parking operation, and referenced prior event venues in the area that had resulted in violence.

Rhonda Visi expressed support for Ms. Brown personally but opposed the specific location, arguing that approving the project at this site would set the applicant up for failure and that she deserved a location with adequate dedicated parking.

Ms. Brown addressed some of the comments. Commr. Murphy asked if Ms. Brown had considered any other sites. Ms. Brown said no because she wanted to stay within her community, where she was born and raised.

Lawrence Davis, the property owner, spoke to support Ms. Brown and her project. He stated that the current proposal meets the minimum parking requirement per Zoning Ordinance. Mr. Davis said he offered 15 additional overflow parking spaces at another property he owns and referenced the removal of a bottle return business from the building, which he said opened additional on-site parking.

Commr. Kulick closed public comment.

Commr. Murphy asked the District Counselor to answer additional questions. Commr. Murphy asked if in her opinion there are other adequate sites for this type of event center in the community? Counselor Rowser said yes there are multiple locations that offer more parking, however, the scope is narrowed because Ms. Brown's wants to rent from a minority individual and with the potential of purchasing a property.

Commr. Murphy asked if the application includes the off-site parking agreements? Commr. Lentz said the letter agreements with the owners of the parking lots are in the board's meeting packet materials that are available online.

Commr. Kulick asked for a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Murphy.

Commr. Kulick asked if there was discussion on the SEQR motion to which there was none.

Motion Carried: 3-0.

Commr. Kulick asked for a motion for action on special use permit application MaSPR-25-36.

Commr. Lentz made the motion to approve special use permit application MaSPR-25-36 as presented with the following ten conditions:

1. The applicant shall comply with the general conditions for approval on the Site Plan Review application.
2. The proposed business shall not use amplified speakers to project music outside and shall control any speaker volume inside so as not to violate the City of Syracuse's Noise Ordinance.
3. The proposed business shall strictly follow the operation hours of Monday through Friday from 6:30 p.m. to midnight, and Saturday through Sunday from 4:00 p.m. to midnight.
4. The property owner and applicant must have concrete filled bollards in place (as shown on site plan) at all times to define driveways and prevent errant parking/reversing into the City's Right-of-Way.
5. The property owner and applicant shall repave the on-site parking area and driveway with asphalt or concrete. The appropriate permit for site works shall be obtained within 3 months, and the pavement work shall be completed within 6 months of the approval date of this zoning application.
6. The owner of the event center business shall ensure that all alcohol and tobacco sales and services are performed exclusively by appropriately licensed providers.
7. The property owner shall maintain all existing landscaping buffers along the western boundary in good condition. Should any portion of the buffer die or be removed, the owner must replant the area in accordance with the site plan.
8. No on-site vehicle parking area shall encroach into the public right-of-way without encroachment permit.
9. The property owner shall remove the existing shipping containers on the site. Outdoor storage areas shall be located at the rear of the principal structure, and goods or materials shall not be stored in areas intended for vehicular or pedestrian circulation.
10. The owner of the event center business shall implement and monitor the effectiveness of the parking management plan as detailed in the application materials and parking and loading demand study. Failure to fully implement and maintain the parking and management plan may result in revocation of the approval of the application.

Commr. Murphy proposed two amendments to the conditions: 1. reducing the Monday through Friday closing time to 11:00 p.m. rather than midnight for an initial period with the opportunity to come back and address with the Zoning Administrator or the Planning Commission board an extension of the hours; and 2. any alcohol violation will result in an immediate revocation of the allowable use in the property.

Commr. Lentz clarified the alcohol and tobacco provision to require that any such services on the premises be provided exclusively by a licensed vendor.

Commr. Murphy also proposed an entire review of the use, the parking plan after one year. The Commission acknowledged that this would be the first event center approved by the body and that close scrutiny would follow.

Commr. Kulick asked for a motion for action on major site plan review application MiSPR-24-73.

Commr. Lentz made the motion to approve application MiSPR-24-73 with the ten conditions above, as amended.

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0.

MiSPR-2025-11/MaSPR-25-37

Major Site Plan Review

5300-02 S Salina St.

Ahmad Abuhammad, 1 Stop Zone LLC (Owner/Applicant)

MX-1 Zone District

Zoning Administrator Dishaw summarized key developments since the prior hearing. Following further review and discussions with the owner, staff determined that the use more closely aligns with the office land use type under the Zoning Code rather than a previously considered retail or commercial designation. An office use is permitted by right in the MX-1 zone. Staff identified two primary outstanding issues from the prior meeting: the need to remove and replace asphalt in the front setback (which is prohibited under the zoning code) with compliant curbing, sidewalks, and landscaping, and the need to improve the rear parking area.

Applicant Ahmad Abuhammad noted that following the prior meeting, illegal dumping of significant debris — including tires and furniture — had occurred in his rear parking lot. He stated that cameras were being installed to identify and hold responsible parties accountable and that the City had been unable to assist in cleanup.

Commr. Lentz noted that the change to an office designation would likely address prior public misunderstandings about the nature of the use. He confirmed with the applicant that while the business would primarily be appointment-based, walk-in visitors would also be welcomed.

Commr. Lentz clarified that no signage is currently approved as part of the project and that any future signage would require a separate approval process. He explained that signage visible behind a white covering on the building was the old sign from a prior tenant and would need to be removed.

Commr. Murphy confirmed that an asphalt front yard is not permitted under the zoning code regardless of when it was installed, and that bringing the property into compliance with grass and a sidewalk is a condition of new approvals.

Zoning Administrator Dishaw explained that this is a commercial building, adjacent to residential in an MX-1 Zone District. The site plan in the application would not satisfy the comments and conditions in the staff report or from the departmental reviews. He said it would benefit the owner to have a compliant site plan and layout that does not have any deficiencies or any non-conforming site features. Zoning Administrator Dishaw said the City lacks the resources to proactively install sidewalks citywide and that commercial development approvals are the standard mechanism for addressing such deficiencies on a site-by-site basis.

Commr. Murphy confirmed the hours of operation will be 8:00 a.m. to 5:00 p.m. and that signage issue will be a separate matter with the Zoning Department. She said there were other conditions staff has and that if there are any violations, the Planning Commission could revoke the permit. Mr. Abuhammad acknowledged understanding of all conditions.

Commr. Kulick opened the public comment period.

Public Comment In Favor:

District Councilor Patrona Jones Rowser spoke in favor of the application, noting that she had been engaged with the owner for approximately a year following issues with the prior tenant. She acknowledged that Mr. Abuhammad had turned down multiple prospective tenants, including a tattoo parlor, in an effort to be responsive to neighborhood concerns, and expressed support for a roofing office as a compatible and low-traffic use that could help revitalize a long-vacant property.

Lawrence Davis spoke in favor, urging the Commission to support the applicant's efforts to invest in the community.

Public Comment In Opposition:

Two neighborhood residents, Gail Cauley and Kadija Osborne, spoke, expressing measured support for the project but emphasizing the importance of maintaining the neighborhood's aesthetic character. They asked about the mechanism for neighbors to report if the approved use changed. Zoning Administrator Dishaw responded that approval would be conditioned on the use

being specific to this office tenant, and that any change in use without a new site plan review approval would render the approval null and void and subject the property to code enforcement action.

The applicant addressed the Commission briefly, thanking all parties and reiterating his commitment to maintaining the property and enforcing his lease agreement.

Commr. Kulick closed public comment.

SEQRA Review: Zoning Administrator Dishaw conducted the SEQR review and recommended a negative SEQR declaration.

Commr. Kulick asked for a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Murphy.

Commr. Kulick asked if there was discussion on the SEQR motion to which there was none.

Motion Carried: 3-0.

Commr. Kulick asked for a motion for action on major site plan review MaSPR-25-37.

Commr. Lentz made the motion to approve major site plan review MaSPR-25-37 as presented with the following twelve conditions:

1. The applicant shall comply with the general conditions for approval on the Site Plan Review application. (See the attached sheet General Conditions for Site Plan Review Approval)
2. The existing paved area situated in front of the subject building adjacent to South Salina Street shall not be used for vehicle parking.
3. Curbing and landscaping within the front setback shall be installed to prevent vehicles from entering or parking within the public sidewalk area.
4. The property owner shall work with the Department of Public Works to restore the sidewalks near to the property.
5. The parking area located to the west of the existing building shall be restriped to clearly demarcate each parking space.
6. The parking area in the rear, including drives within the subject parcel, shall be curbed with six (6) inch non-mountable blacktop curbing or with wheel stops.
7. The parking area shall be screened on all sides which adjoin, or face lands zoned or used for residential purposes by an evergreen hedge planted initially at three (3) feet on center and four (4) feet in height.

8. Any proposed lighting of the subject premises, including the subject building, shall be designed, constructed and maintained so as to prevent any direct glare of light beyond the boundaries of the subject parcel.

9. A Lot Alteration application shall be submitted to Office of Zoning Administration within one (1) year to combine properties located at 5304 S. Salina St. and 5300-02 S. Salina St. & Rosemont Dr. into one lot.

10. The proposed improvements to the subject parcel, including landscaping, shall be completed within one (1) year of the approval date of the resolution. That includes the recommendation as to sidewalks and planting grass.

11. The proposed business shall strictly follow the operation hours which are deemed appropriate by the City Planning Commission which is 8:00 a.m. to 5:00 p.m.

12. This approval is specifically for an office land use type for a roofing company. If the business changes, there needs to be an approval of a new project plan.

Seconded by Commr. Murphy.

Commr. Kulick asked if there was any further discussion on the motion to which there was none.

Motion Carried: 3-0.

IV. Adjourn

Commr. Kulick asked for a motion for adjournment.

Motion made by Commr. Murphy. Seconded by Commr. Lentz.

Motion Carried: 3-0.