

Minutes of the
City Of Syracuse Planning Commission Meeting
City Hall, Syracuse, New York
5/18/2026

Summary of cases discussed:

MaSPR-2026-13	MaSPR-2026-14 & MaSPR-2026-16 & R-2026-27	MaSPR-2026-10
R-2026-34	SP-2026-9	MaSPR-2026-17
R-2026-35	SP-2026-18	AS-2026-2
R-2026-38 & Z-2921	MaSPR-2026-8	3S-2026-6

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

STAFF PRESENT: Mr. Jake Dishaw, Zoning Administrator
Connor Rourke, Esq.
Mr. Noah Garcia
Ms. Rebecca Baker
Mr. Masihullah Omary
Mr. Samuel Prescott

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

Meeting is called to order by Chairman Commr. Kulick

II. Approval of the Minutes

Commr. Kulick asked if there is a motion for approval of the minutes of the April 27, 2026 Planning Commission meeting.

Motion made by Commr. Barry. Seconded by Commr. Lentz.

Motion Carried: 4-0.

III. Public Hearing

A. Old Business

MaSPR-2026-13

Major Site Plan Review

4100-06 S. Salina St. (4141 South Salina Street)

2468 Group Inc./William Paladino (Owner)

William Walton (Applicant)

CM Zone District

Applicant representative, Jack Dana, appeared on behalf of the 2468 Group to request a modification to the previously approved hours of operation for the proposed grocery store at 4141 South Salina Street. Following community feedback received after the original approval, the applicant sought to expand the opening hours from the originally approved 9:00 AM–10:00 PM to 7:00 AM–10:00 PM, seven days a week, to allow patrons to shop before work.

Commissioner Barry Lentz noted that the Commission had previously anticipated the possibility of hour adjustments based on community outreach and expressed support for the earlier opening time. He raised a question about ongoing community engagement and whether there had been any pressure to extend evening hours further, acknowledging parking lot concerns associated with late-night operation. Mr. Dana clarified that community outreach was being led by another party within the organization and deferred specifics on that process.

Zoning Administrator Dishaw noted that both the SEQRA determination and the project were approved at a prior meeting and the request being made is to adjust the hours of operation.

Motion made by Commr. Lentz to approve application MaSPR-2026-13 as presented with the change of hours with following six conditions:

1. The applicant shall comply with the general conditions for approval on the Site Plan application.
2. The parking lot and lighting systems shall be fixed and maintained, including parking lot striping before the grocery store commences operation.
3. Snow storage shall be maintained on-site in a designated area and shall not encroach into the public right-of-way or adjacent properties.
4. All on-site alcohol, tobacco, and lottery services shall be properly licensed prior to being sold.
5. The proposed business shall strictly follow the hours of operation: 7:00AM. to 10:00PM Monday through Sunday.

6. All loading or unloading activities shall take place between the hours of 7:00AM and 10:00PM.

Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

B. New Business

R-2026-34

Resubdivision

500-2 Tallman St.

Greater Syracuse Property Development Corporation (GSPDC) (Owner/Applicant)

R5 Zone District

Katelyn Wright, representing the Greater Syracuse Property Development Corporation (GSPDC), presented a proposal to subdivide an existing L-shaped parcel at 500-02 Tallman Street into two separate lots. The resulting parcels—one fronting Tallman Street at 52 feet wide by 110 feet deep, and one fronting Midland Avenue at 50 feet wide by 132 feet deep—would each accommodate a single-family home, driveway, and detached one-car garage without requiring area variances. Ms. Wright noted that all homes would be sold to owner-occupants earning between 60 and 120 percent of area median income, and that GSPDC also owns two additional parcels immediately north of the subject site, with a total of four homes planned for the corner. Commissioner Barry Lentz sought clarification regarding a noted parcel exception shown on the survey map, which Ms. Wright explained was an adjacent parcel belonging to a neighboring property owner, excluded from the legal description. Walt Dixie of Jubilee Homes of Syracuse, 119 South Avenue, spoke in favor, noting the longstanding collaborative relationship between Jubilee Homes and GSPDC and indicating that Jubilee Homes is engaged in a parallel effort to build an additional 40 homes in the 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. Bowler.

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

Motion Carried: 4-0.

Commr. Kulick asked for a motion for action on the resubdivision application R-2026-34.

Motion made by Commr. Lentz to approve application R-2026-34 as presented, with one condition requiring filing the resubdivision map with the Onondaga County Clerk's office within 62 days of approval. Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

R-2026-35

Resubdivision

225 and 229 Croly St.

Greater Syracuse Property Development Corporation (GSPDC) (Owner/Applicant)

R1 Zone District

Katelyn Wright, representing the Greater Syracuse Property Development Corporation (GSPDC), presented a proposal to adjust an existing lot line between two already-separate parcels at 225 and 229 Crowley Street by moving it eight feet to the south. The purpose of the adjustment was to yield two approximately equal, level 72-foot sections, accommodating the topographical constraints of a steep slope at the southern end of the property. Both resulting lots would be developed with single-family homes using the same model as the Tallman Street project.

Commr. Lentz confirmed that the dotted line on the submitted map represented the current property line and the solid line reflected the proposed resubdivision line.

Commr. Kulick opened the public comment period.

Walt Dixie of Jubilee Homes again spoke briefly in support of the application.

No individuals spoke in opposition of the application.

Commr. Kulick closed the public comment period.

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

Commr. Kulick asked if there was a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

Commr. Kulick asked for a motion for action on the resubdivision application R-2026-35.

Motion made by Commr. Lentz to approve application R-2026-35 as presented with one condition requiring the resubdivision map be filed with the Onondaga County Clerk's Office within 62 days of approval to take effect.

Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

R-2026-38 and Z-2921
Resubdivision

- 205-07 Hudson St.
Greater Syracuse Property Development Corporation (GSPDC) (Owner/Applicant)
R5 Zone District
- 209-15 Hudson St.
John L. Rodriguez. (Owner/Applicant)
R2 Zone District

Ms. Wright presented this paired application on behalf of GSPDC. The subject GSPDC-owned parcel at 205-07 Hudson Street is a narrow lot measuring 33 feet by 90 feet, located within the 100-year floodplain, which GSPDC determined was unlikely to ever be developed. In keeping with its standard practice, GSPDC offered the parcel to adjacent property owners. The neighbor to the north owns a boarded-up vacant building; the neighbor to the south, owner-occupant John Rodriguez of 209-15 Hudson Street, agreed to purchase the parcel, which he had already been treating as part of his yard. The resubdivision would merge the GSPDC lot into Mr. Rodriguez's property, and the companion zoning map amendment (Z-2921) is required to avoid a split-zoned parcel, as 205-07 Hudson is zoned R5 while 209-15 Hudson is zoned R2.

Zoning Administrator Dishaw noted that the zoning map amendment would require final action by the Common Council and that filing deadlines for the resubdivision map would be triggered by Council adoption. Conditions of approval included a requirement that Mr. Rodriguez obtain a fence permit prior to installing any new fence.

Commr. Kulick opened the public comment period.

Walt Dixie of Jubilee Homes spoke in favor, referencing a nearby 9% tax credit housing project Jubilee is pursuing on the block and describing the transaction as a positive step for the neighborhood.

No individuals spoke in opposition to the application.

Commr. Kulick closed the public comment period.

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

Commr. Kulick asked if there was a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

Commr. Kulick asked for a motion on the resubdivision application R-2026-38.

Motion made by Commr. Lentz for approval as presented with two conditions:

1. Applicant shall successfully file the resubdivision map with the Onondaga County Clerk's Office within 62 days of Common Council approval of companion application Z-2921.
2. Applicant shall apply for a fence permit before installing any new fence.

Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

Commr. Kulick asked for a motion on the zoning map amendment Z-2921.

Motion made by Commr. Lentz to approve zoning map amendment Z-2921 as presented, with a recommendation to the Common Council for affirmative action and the condition requiring successful filing of the zoning map and accompanying resubdivision map R-2026-38 with the Onondaga County Clerk's Office within 62 days of Council approval of Z-2921.

Seconded by Commr. Bowler.

Commr. Kulick asked if there was discussion with the subdivision contingent upon the zoning map amendment to which there was none.

Motion Carried: 4-0.

MaSPR-2026-14, MaSPR-2026-16 and R-2026-27

Major Site Plan Reviews & Resubdivision

1201 Fayette St E & Walnut Ave. and 210 Pine St & E Fayette St.

East Side Business Ctr LLC (Owner/Applicant)

(MX-4) Zone District

Zoning Administrator Jake Dishaw noted that the Commission would conduct SEQRA review for all three companion applications at this meeting but would defer substantive deliberation and action on the site plan reviews and resubdivision until after the Board of Zoning Appeals (BZA) considers a companion area variance application. The next BZA meeting was identified as June 4, 2026, with the next CPC meeting scheduled for June 8, 2026.

Diana Jakimoski, representing Eastside Business Center at 1201 East Fayette Street, and a representative from the architecture and engineering firm Passero Associates, presented the proposal. The project involves demolition of the existing building and construction of two new buildings on a redeveloped block bounded by Fayette, Pine, Washington Streets, and Walnut Ave. One building would serve as the new headquarters and corporate offices for Housing Visions, a two-story structure for which a variance is being sought because the MX-4 zone requires a minimum of three stories. The second building would be a six-story, mixed-use structure containing 144 workforce housing units (one and two bedrooms), with commercial space to be occupied by Housing Visions' community services arm as well as property management offices and a community space.

Ms. Jakimoski explained that the project would be financed through 4-percent low-income housing tax credits with tax-exempt bonds through New York State Homes and Community Renewal (HCR). Unlike 9-percent tax credit applications with fixed annual deadlines, 4-percent applications

are on a rolling basis, with a likely submission in the first quarter of 2027. Ground-breaking is not anticipated before 2028. Both buildings are planned to utilize geothermal heating and cooling systems. The applicant noted ongoing discussion with the City regarding the placement of a children's playground, noting that New York State requires one for a project of this type and that coordination with a nearby planned City park would be preferable.

Commissioners discussed the timeline, the decision to build a two-story rather than three-story office building in light of construction costs and other factors, the geothermal scope, and the playground requirement.

Commr. Kulick opened the public comment period.

No public speakers appeared in favor or in opposition of the application.

Commr. Kulick closed the public comment period.

SEQRA Review: Zoning Administrator Dishaw led the Commission through a detailed item-by-item review of the Full Environmental Assessment Form (FEAF) Parts 1, 2, and 3 for all three applications.

The Commission agreed with Zoning Administrator Dishaw's recommendations on all 18 impact categories. Of the 18 categories, staff recommended a "No" finding for 17 items; for the eighteenth—impact on land—the Commission agreed that a "Yes" finding was appropriate given the physical alteration of land, while agreeing with "No or small impact" determinations for all relevant sub-questions. The Commission issued a negative declaration as lead agency under SEQRA, determining that the action would not have any significant adverse environmental impact and that an Environmental Impact Statement need not be prepared. Given that the review was conducted item-by-item with explicit Commission agreement at each stage, no separate motion was required.

HELD – Commission Action: Commr. Kulick noted substantive action on MaSPR-2026-14, MaSPR-2026-16, and R-2026-27 was deferred pending BZA action on the companion variance application.

SP-2026-9

Special Use Permit

307 Riegel St.

307 Riegel Street LLC (Owner)

Rob Bidwell (Applicant)

MX-2 Zone District

Applicant Rob Bidwell, residing at 404 Darrow Avenue, presented his proposal to establish a takeout and delivery restaurant, "Sal's Birdland," in approximately half of his existing building at 307 Riegel Street. Mr. Bidwell noted that his company currently uses part of the building as a staging facility for its sauce product. Sal's Birdland is described as a 51-year-old brand being revived as a standalone takeout operation with no dine-in component.

Commr. Lentz asked about the use of a parcel at 206 Greenway Avenue for parking and whether a resubdivision would be required even though Mr. Bidwell owns both properties. Zoning Administrator Dishaw confirmed that a resubdivision is standard practice to ensure required parking cannot be severed from the primary use parcel. Commr. Lentz also inquired about anticipated walk-in traffic, noting the somewhat unusual location near the Route 81 corridor. Mr. Bidwell acknowledged that his original vision of using the building as a billboard was curtailed by the construction of noise barriers associated with the I-81 project. Commr. Murphy sought clarification about the proposed outdoor seating, which Mr. Bidwell confirmed was intended solely as a waiting area for customers awaiting their orders, not a full outdoor dining setup, noting that a buried grease trap precluded parking in that area.

Commr. Kulick opened the public comment period.

No public speakers appeared in favor or in opposition of the application.

Commr. Kulick closed public comment on the application.

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

Commr. Kulick asked if there was a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

The Commission's action on SP-2026-9 constitutes a recommendation to the Common Council for a final determination.

Commr. Kulick asked for a motion on special use permit application SP-2026-9.

Motion made by Commr. Lentz to find the special use permit application SP-2026-9 in compliance with Special Use Permit criteria, as demonstrated by the criteria analysis contained in the staff report pursuant to Syracuse Zoning Ordinance, Section 5.4(b)(7)(a-h), and to recommend approval by the Common Council with eight conditions:

1. The applicant shall comply with the general conditions of approval for all Special Use Permit Applications.
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: Monday through Sunday 11:00AM to 9:00 PM.
4. No neon signage and decorative lighting shall be permitted on windows or building façade.
5. All outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public.
6. Outdoor seating shall be only situated within the property boundary without encroaching on City's Right-of-way.
7. Curbs shall be provided along the edge of all areas accessible to vehicles to prevent the encroachment of vehicles on any portions thereof upon adjacent or the street right-of-way.
8. The applicant shall obtain approval for a resubdivision to combine 206 Greenway Avenue and 307 Riegel Street into a single parcel to ensure that all proposed accessory parking spaces are located on the same parcel.

Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

SP-2026-18

Special Use Permit

623-25 Wolf St.

East Coast Housing LLC (Owner/Applicant)

MX-2 Zone District

Zoning Administrator Jake Dishaw introduced this application, noting that the property at 623-25 Wolf Street had previously received a special use permit for a restaurant (Tommy's Diner). The applicant, Greg Nies of East Coast Housing LLC, 104 George Street, North Syracuse, now seeks to change the approved use to a commercial food preparation establishment, or commissary

kitchen, operating under the d/b/a "East Coast Commissary Kitchen." If approved, the applicant agreed to relinquish the existing restaurant special use permit.

Mr. Nies explained the concept: rather than operating a single restaurant, the building's kitchen would be made available to multiple small food-business operators: caterers, food truck operators, and others, each of whom would use the kitchen on a scheduled, time-blocked basis. He noted that such operators are required under Onondaga County Health Department rules to maintain a licensed commissary kitchen as a home base. Mr. Nies acknowledged that he had begun operating the commissary kitchen prematurely and without the required permit, an error he described as a mistake he has owned. He stated that operations were paused and that he is now before the Commission to obtain proper authorization before resuming. He also clarified that Tommy's Diner continues in a catering capacity, utilizing the kitchen for morning delivery work.

Commr. Kulick opened the public comment period.

In Favor:

A current kitchen user, Geralda Boga Joseph, owner of Chapel Farm (a Haitian American catering service), spoke in favor of the application. She described finding the facility through her own research, praised the organized and seamless onboarding process, and explained how the commissary kitchen enables her business—which operates pop-ups and catering engagements—to function legally and efficiently without bearing the full cost of a standalone restaurant. She emphasized the convenience of the location's parking and the quality-control benefits of having exclusive time-blocked access.

In Opposition:

Katherine Cullivan, speaking on behalf of the Washington Square Neighborhood Association, read a formal statement opposing the application. The statement described the proposal as a significant intensification of commercial use at a property with a documented history of violations, criminal activity, and failed enforcement. She cited the property's history as Tommy's Bar and Grill, which was shut down following years of documented drug activity, violence, noise, and police calls, and noted that even under the subsequent Tommy's Diner operation, the property was cited in 2026 for operating outside the terms of its special use permit. Ms. Cullivan characterized the proposed 5:00 AM to midnight operating hours as incompatible with the residential neighborhood and raised a series of unanswered questions regarding accountability, health code enforcement, fire safety, waste management, and the city's process for approving an expansion of commercial activity at a property with such a documented history. She submitted a written statement for the record.

Bridget Moore, 711 Second North Street, residing one house away from the property, spoke of firsthand experience with the nuisances associated with the property during the Tommy's Bar and Grill era, including patrons parking throughout the street and continuing to socialize in vehicles late at night. She also raised a concern that the bollards installed at the property—intended to

prevent vehicles from encroaching onto the sidewalk—appeared to be placed in movable buckets rather than being anchored permanently in the ground.

April Moore, also of 711 Second North Street, described having lived in the neighborhood since 1953 and on her current street since 1982. She expressed profound disappointment with the property's history of disregard for the neighborhood, citing incidents of patrons leaving at closing time with loud music, and questioned the appropriateness of the proposed 5:00 AM to midnight operating window.

Pete Leahy, 1607 Spring Street, echoed the neighborhood association's opposition and highlighted that the applicant had, by his own admission, already begun operating the commissary kitchen without authorization, and that it was only brought to a halt after a neighbor contacted the local council member. Mr. Leahy questioned what assurance the neighborhood had that the applicant would adhere to the terms of any future special use permit, given the history of non-compliance.

Applicant Response: Mr. Nies acknowledged the troubled history of the property, accepted responsibility for the premature commissary operation, and emphasized that the two-and-a-half years since Tommy's Bar closed have been entirely incident-free, with no police reports or complaints. He stated that he is now the managing party for the building and will be personally accountable for its operation. He reiterated that the commissary kitchen serves food businesses only—there is no alcohol, no public entertainment, and no bar activity. He noted increased lighting, security cameras, and parking bollards as improvements he had made. He added that the entity using the kitchen with public-facing pop-ups, such as Chapel Farm's Tropical Palm events, bring a small and orderly clientele.

Commr. Kulick closed public comment on the application.

Zoning Administrator Dishaw corroborated Mr. Nies's characterization of the property's recent conduct, noting that regular police check-ins on the property since the closure of Tommy's Bar had yielded zero reports of incidents.

Commission Discussion: Commr. Murphy acknowledged the distinction between the solo-use catering/food truck model and pop-up events where customers come to the site to eat, noting the different community impact of each. Commr. Murphy and Commr. Lentz both acknowledged the weight of the neighborhood's history and the need to build trust through demonstrated performance. Commr. Murphy proposed, and the Commission reached consensus, that action on SP-2026-18 be held to allow the applicant time to meet with neighborhood residents before the next meeting, specifically at the Washington Square Neighborhood Association meeting scheduled for Thursday.

The Commission asked that a summary of that meeting be communicated to staff in advance of the June 8, 2026 Planning Commission meeting.

Ms. Cullivan confirmed that she would provide comprehensive written minutes of the neighborhood meeting to staff. Staff was identified as the point of contact for follow-up correspondence.

Commission Action - HELD: Commr. Kulick noted action on SP-2026-18 was held. The item will be placed on the agenda for the June 8, 2026 Planning Commission meeting.

MaSPR-2026-8

Major Site Plan Review

1474 Salt Springs Rd.

Phins Management Inc. (Owner/Applicant)

R1 Zone District

Commr. Kulick recused himself from the Phins Management application due to his affiliation with the applicant, and Vice Chair Walter Bowler presided over this item.

Zoning Administrator Jake Dishaw introduced this application, noting that the applicant, Phins Management Inc. is seeking to establish additional bedrooms in an existing Single Dwelling Unit structure located at 1474 Salt Springs Road noting that the bedrooms will be within the same footprint of the existing structure. Staff noted that this type of application is now required under recent zoning code amendments to evaluate density and intensity of use in residential zone districts.

Gary Peden of Lemoyne College Facilities and Jack Brower, Manager for Community Engagement and Properties at Lemoyne College, presented this application. Mr. Peden provided background on how Lemoyne College came to own the property: in 2022, a private landlord holding 20 properties in and around the college offered to sell all 20 as a package. Concerned that alternative buyers might be absentee landlords with a detrimental effect on the neighborhood, the college administration elected to purchase the entire portfolio. Upon acquiring the properties, the college immediately eliminated 14 bedrooms that were substandard or lacked proper egress, and installed egress windows wherever feasible. A professional property management structure was established, including a lease framework that holds student residents academically accountable for their behavior.

Mr. Brower explained that his combined role in community engagement and property management reflects the college's philosophy that the two functions are inseparable when managing student housing in a residential neighborhood. He noted that Lemoyne Security now patrols the properties and that the college has established an application process for students seeking to live in the Salt Springs neighborhood, selecting residents who are prepared to be good neighbors. The specific application concerns 1474 Salt Springs Road, where the college seeks site plan approval for additional bedrooms within the existing footprint.

Zoning Administrator Jake Dishaw noted that the Commission anticipated a total of eight similar applications from the same portfolio across upcoming meetings; two were being considered that evening.

Commr. Muphy asked Mr. Peden to confirm that they will match the common space requirement as they solidify the floor plan for the additional sleeping and you will do the same for additional parking spots offsite where necessary for the additional sleeping. Mr. Peden confirmed.

Commr. Lentz spoke about the driveway. A condition of approval addresses an illegally expanded driveway, requiring the driveway to be returned to its originally permitted configuration prior to any unpermitted expansion, which was cited as having occurred in 2018.

Commr. Bowler opened the public comment period.

In Favor: John Niemi (1234 Salt Springs Road) and spoke in favor of the proposed application. He said since Lemoyne assumed management he has seen improvements with respect to the rental properties.

Jeffrey Chin (1440 Salt Springs Road, 25-year resident and former Lemoyne faculty member) spoke in favor of the application and has seen improvement since Lemoyne assumed management of the rental properties. Mr. Chin noted that while day-to-day student behavior had improved markedly, communication with the college regarding capital changes to the physical landscape could still be strengthened, referencing a prior variance application for a parking lot that the neighborhood successfully opposed.

No individuals spoke in opposition to the application.

Commr. Bowler closed the public comment period.

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

Commr. Bowler asked if there is a motion for action on SEQR.

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

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

Motion Carried: 3-0, with one abstention noted.

Commr. Bowler asked for a motion for action on the major site plan review.

Motion made by Commr. Lentz to approve application MaSPR-2026-8 as presented with six conditions:

1. The applicant shall comply with the general conditions for approval on the Site Plan application.
2. All onsite parking must be contained within the attached garage, additional parking is not permitted on the driveway between the front setback and the City Right-of-way.
3. All proposed work shall apply for and obtain permits from the Central Permit Office prior to commencing any work.
4. Any unpermitted work will require retroactive permits to be obtained from the Central Permit Office.
5. The property owner shall ensure that the designated three (3) parking spaces remain continuously available for residents of the property.
6. The existing driveway area shall be returned to its original condition prior to the illegal expansion cited in 2018.

Seconded by Commr. Murphy.

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

Motion Carried: 3-0, with one abstention noted.

MaSPR-2026-10

Major Site Plan Review Application

109 Phillips Rd.

Phins Management Inc. (Owner/Applicant)

R1 Zone District

Commr. Kulick recused himself from the Phins Management application due to his affiliation with the applicant, and Vice Chair Bowler presided over this item.

Gary Peden and Jack Brower appeared on behalf of LeMoyne College. Mr. Peden stated that he would give the same background for this application as for the previous application. The primary distinguishing feature of 109 Phillips Road is that the property has a larger driveway, making off-site parking arrangements unnecessary.

Commr. Lentz raised the question of parking stacking in the driveway saying the site plan depicted multiple vehicles parked in tandem behind the front facade of the structure. Zoning Administrator Dishaw confirmed that this arrangement is permissible provided all vehicles remain behind the

front setback and do not park on grass or otherwise encroach on the right-of-way. Zoning Administrator Dishaw acknowledged that in practice, managing parking discipline among college students can be challenging, and noted that a large college dormitory parking lot with available spaces exists nearby at the intersection of Albert and Phillips Road, which students could use. The applicant acknowledged the practical difficulty and indicated they would work to enforce the parking rules.

Commr. Bowler opened the public comment period.

In Favor: John Niemi of 1234 Salt Springs Road reiterated his support, deferring to his prior comments.

No speakers appeared in opposition.

Commr. Bowler closed the public comment period.

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

Commr. Bowler asked if there is a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Bowler.

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

Motion Carried: 3-0 with one abstention noted.

Commr. Bowler asked for a motion for action on major site plan review application MaSPR-2026-10.

Motion made by Commr. Lenz to approve application MaSPR-2026-10 as presented with four conditions:

1. The applicant shall comply with the general conditions for approval on the Site Plan application.
2. All onsite parking must be kept behind the front façade of the structure, additional parking is not permitted on the driveway between the front façade and the City Right-of way.
3. All proposed work shall apply for and obtain permits from the Central Permit Office prior to commencing any work.
4. Any unpermitted work will require retroactive permits to be obtained from the Central Permit Office.

Seconded by Commr. Murphy.

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

Motion Carried: 3-0, with one abstention noted.

MaSPR-2026-17

Major Site Plan Review

333 E. Onondaga St.

Rasselas Trust (Owner/Applicant)

MX-5 Zone District

Joe Perino, principal architect at 239 East Water Street, presented this application on behalf of the applicant. The Monroe Building at 333 East Onondaga Street is a six-story commercial office building constructed in 1968 and designed by local architect Gordon Schaffer for the Monroe Abstract Entitled Corporation. The proposal is to convert the building from office use to 46 residential apartments (12 one-bedroom units and 34 studio units) with the retention of two commercial bays on the front portion of the first floor. A use variance for the mixed first-floor configuration was already obtained from the ZBA the previous month. The Landmark Preservation Board has reviewed and approved the proposed exterior treatment, which retains all original architectural features including the distinctive projecting brick piers, deeply recessed pivoting windows on the front and south elevations, and the signature sawtooth profile of the south facade. The north and rear elevations, clad in painted CMU, are proposed to receive nine new windows. The building's existing green roof will be retained but will not be publicly accessible. Developer High Tide Capital, a Maine-based historic development company, is the owner; VIP Structures is the contractor. Nathan LaPierre of Keplinger Freeman Associates described the site scope: installation of a new gas service line (triggering limited concrete removal at the front, during which a tree pit will be installed in coordination with the City), addition of bicycle racks, installation of ornamental perimeter fencing, and removal and relocation of a guardrail at the rear of the building bordering county property to ensure proper egress clearance.

There is no on-site vehicle parking; the only vehicular access is a narrow alleyway for waste container access.

Commr. Lentz raised the affordability requirement, noting that the conversion to multi-unit residential triggers the City's requirement that 10 percent of units be affordable, and confirmed with the applicant that these discussions were underway. Commr. Murphy sought clarification that the rear alleyway serves solely for trash access, which was confirmed. Discussion also touched on the future occupancy of the two commercial spaces, fire department access considerations, and the feasibility of eventually opening the green roof to residents, which the applicant indicated was a possibility pending installation of a second stair.

No public individuals spoke in favor or in opposition of the application.

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

Commr. Kulick asked if there is a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

Commr. Kulick asked for a motion for action on major site plan review MaSPR-2026-17.

Motion made by Commr. Lentz to approve application MaSPR-2026-17 as presented with seven conditions:

1. The applicant shall comply with the general conditions for approval on the Site Plan application.
2. Curbing and landscaping within the front setback shall be maintained to prevent vehicles from entering or parking within the public sidewalk area.
3. The applicant shall coordinate with the Onondaga County Department of Water Environment Protection (OCDWEP) Flow Control Division for any infrastructure related to disturbance of land within the County easement and include County-owned infrastructure must be on the related plans.
4. Any commercial uses proposed in the front commercial space will require site plan review prior to occupancy.
5. Affordable dwelling units must comply with the City's income and rent restrictions regardless of change in the building property or ownership.
6. All affordable dwelling units must be certified by the City Department of Neighborhood and Business Development procedures.
7. The affordability requirement shall be effective for 30 years from the date the Certificate of Occupancy was issued.

Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

AS-2026-2

Off-Premise Sign Permit Application
2810 Burnet Ave Rear
Bluewave Estate LLC (Owner)
Sutton Investing Group (Applicant)
LI Zone District

A representative from Lamar Advertising, operating out of 5947 East Malloy Road, appeared to present the application. The request is to replace the existing digital sign face at the established billboard location at 2810 Burnet Avenue Rear, and to renew the continuation of use permit. The sign has been in place since late 2011 and the digital face has reached the end of its serviceable life. No structural changes are proposed; the replacement involves only the face panel, which will be the same size as the existing one. The representative noted that modern LED digital sign faces are significantly more energy-efficient and durable than those installed in 2011, and that newer LED technology angles the lights downward to reduce sky glow and minimize impacts on bird migration.

Commr. Kulick asked about the expected life of the new equipment; the representative noted that while the manufacturer originally rated the current face for seven years and they achieved thirteen, newer MRI-type board technology is considered more durable.

No public speakers appeared in favor or in opposition.

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

Commr. Kulick asked if there was a motion for action on SEQR.

Motion made by Commr. Lentz. Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

Commr. Kulick asked for a motion for action on Off-Premise Sign Permit Application AS-2026-2.

Motion made by Commr. Lentz to approve application AS-2026-2 as presented, with three conditions:

1. The applicant shall comply with general conditions for approval of the Off-Premise Sign Application.

2. The applicant shall obtain all appropriate approvals and permits from the New York State Department of Transportation for the proposed signage when necessary.
3. This off-premise sign approval shall have a limitation of 10 years, after which renewal is required.

Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

IV. Other Business

3S-2026-6

Three Mile Limit Review
4680 Tucker Road
Michael Bonacci (Owner/Applicant)

Zoning Administrator Dishaw introduced the Three-Mile Limit Review 3S-2026-6 at 4680 Tucker Road in the Town of Onondaga and advised the Commission that the City Engineer's approval had been obtained.

Commr. Kulick asked for a motion for action in the Three Mile Limit Review case in the Town of Onondaga.

Motion made by Commr. Lentz to approve 3S-2026-6 as presented.

Seconded by Commr. Bowler.

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

Motion Carried: 4-0.

Election of Planning Commission Officers.

Commr. Murphy made a motion to nominate Steve Kulick as Chair of the City Planning Commission and Walter Bowler as Vice Chair of the City Planning Commission. Seconded by Commr. Lentz.

Motion Carried: 4-0.

V. Adjourn

Commr. Kulick asked for a motion for adjournment.

Motion made by Commr. Bowler. Seconded by Commr. Lentz.

Motion Carried: 4-0.

Adjourn at 8:21PM.

DRAFT