

Minutes of the Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
11/10/2025

Summary of cases discussed:

R-25-48	MaSPR-25-24	SP-25-13 (Postponed)
R-25-47 (Postponed)	SP-25-27 (Postponed)	MaSPR-25-23 (Postponed)
R-25-49	R-25-52	Z-2912
R-25-27	Z-2913	R-25-42
3S-25-20		

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	Yes
Ms. Meira Hertzberg	Yes
Mr. Nate Pan	Yes
Ms. Amber Dillon	Yes
Mr. Zhitong Wu	Yes
Mr. Noah Garcia	Yes

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

Meeting is called to order by Commr. Kulick

II. Approval of Minutes

Approval of the minutes from the October 20th, 2025, City Planning Commission Meeting

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

Commr. Lentz seconded the motion.

Motion passed unanimously.

III. Public Hearings

A. Old Business

1. Onondaga Hotel and Convention Center

R-25-48

Resubdivision

MaSPR-25-24

Major Site Plan Review

305, 309, 315-21, and 325-45 S Warren St.

Dave, Neuman, Syracuse Lodging Associates, LLC (Owner of 325-45 S Warren St. / Applicant)

Eric Ennis, Syracuse Industrial Development Agency (Owner of 305, 309, 315-21 S Warren St.)

CHA Consulting Inc. (Representative)

Brian Bouchard, the project engineer working on behalf of the applicant and developer Dave Neuman introduced, presented, and explained the background on the previous meeting regarding questions and concerns that St. Paul's Church, and the neighbor at 210 E Fayette St had. A summary of the meetings with the interested neighbors was provided by CHA who feels that most of the concerns are already addressed as a part of the cities review process. One revision was made to the site plans at the recommendation of DPW Transpiration regarding reductions to the amount of driveway openings and curb cuts.

Requests by the neighbor at the Lafayette building were not added to the alteration by CHA since they are infeasible and not required for the project to accommodate.

Concerns from the nearby St. Paul's Church were addressed by the applicant and a reasonable solution to the internet wires were found.

Commr. Lentz inquired about the status of the garage wall being solid closed as it was indicated that the developer was going to continue exploring other options for the wall. Lentz asked for confirmation if they instead plan to proceed with their current plan.

Mr. Bouchard replied that some parts could be figured out to prevent lights from cars spilling onto the neighboring property, but building codes regarding ventilation required this garage to be open rather than solid closed.

Mr. Brad Hunt, an attorney with Mackenzie Hughes representing for Fred Davies, the Lafayette Building owner, mentioned his thanks for the exit removal on Fayette St that was presented tonight. Mr. Hunt explained that the Lafayette building has a driveway and patio that drains into the existing park. Hunt is concerned about the future impact of the draining infrastructure as CHA intends to build their hotel where the park is located and previously stated that they are not obligated to address draining issues on neighboring properties. He emphasized that there is no current drainage problem on Davies property.

Mr. Hunt asked that the approval is held again until this drainage issue is addressed.

Mr. Davies, the owner of the neighboring Lafayette building spoke and felt that the process has been happening quickly and there hadn't been enough outreach to his property, stating that he found out via a newspaper article from Syracuse.com. Davies was in contact with the Department Head of CIDA, Eric Ennes, regarding the design of the proposed garage. Mr. Davies expressed concern that he did not receive notification of a SEQR meeting while acknowledging that such notification is not required, however, it would have been helpful. He has concerns about the sound

which could be echoing into his building and had an understanding that there would be a solid wall to prevent such noise. Additionally, there is a concern of residue and fire impacts in the event a vehicle catches aflame as his building is 10 feet away. Mr. Davies proposed a change to the design of the hotel so that windows would not be facing his building and in his opinion benefit the hotel's movement and structure. Mr. Davies showed some historic photographs of the subject buildings that reflect an open space design.

Mr. Doug Lentsy, a member, volunteer parish administrator, and treasurer of St. Paul's Church since 1975, spoke on behalf of Father Philip Major, and parish leadership. Subsequent to the hearing of October 20th, they have decided not to pursue legal action at this time regarding the easement that abuts their parking lot. Mr. Lentsy confirmed the resolution of their concern in earlier discussions with Mr. Bouchard and Spectrum regarding the potential loss of communication services preceding the demolition of the garage. There are three items of essence in that summary. Lentsy first explained that there is a temporary solution to address concerns by running cable above ground from the YMCA across Common Space Apartments to St. Paul's which will require consent from the organizations. Second, there are various wires that run on the exterior of the parking garage to adjacent buildings. It is unclear which wires provide services or who the providers are which is a topic of concern they wish to resolve before demolition is initiated. Lastly, Lentsy sought clarification of the location of an emergency exit. If located behind the YMCA, due to overgrowth and litter responsibility of maintenance must be clarified so that it may be a safe means of egress. At this time Mr. Doug Lentsy anticipates that concerns will be addressed and looks forward to the long-term opportunities for both the developers and St. Paul's Church.

Mr. Kulick asked commission members if they had any questions regarding recent speakers to which there were none.

Joe Cisco who represents Common Space at 320 Montgomery Street and 349-353 Warren Street took the stand stating that he has not received any contact regarding the discussed project. The current meeting is the first he has seen any plans. They are in favor of the project, however, there are concerns regarding the egress. Mr. Kulick stated that the public hearing was closed at last month's meeting where they encouraged conversation between the parties involved amongst themselves, and that they are not reopening the hearing this evening. Cisco stated that he is directly involved as the applicants' building is attached to two of his locations. He was notified via his tenant. He reinstated that his egress is being destroyed based on the current site plan. Ms. Hertzberg explained the public means of notification and postcard. Cisco stated he will connect with the applicant offline.

Brian Bouchard, the project engineer working on behalf of the applicant and developer Dave Neuman is given the opportunity to address the listed concerns. He explained that there are two means of easement. Specifically, Common Space, they have reviewed the title for both the existing parking garage and the garage. There is a documented path of egress between the backdoor of the YMCA which they are obligated to maintain. The YMCA and Developer have met to ensure egress maintenance. The Common Space building appears to have an egress door on the back of their building. It is feasible that the Developer can speak with Joe Cisco for a solution while there may be issues regarding code compliance, private property, and obligatory concerns.

Regarding St. Paul's Church, they will not be addressing some concerns as they have already been addressed. There is a desire by the neighbor to change size and scale of the building which they will not be entertaining. Regarding the drainage, if there is any future litigation that obligates them to manage drainage from a property that is not their own, they will. It is their opinion that they do not have to as of this moment.

Mr. Dishaw explained the approval criteria for a Major Site Plan Review and reaffirmed the staff recommendation for approval; however, the drainage may become problematic if there is new discharge onto neighboring properties as it is a violation of the City of Syracuse Property Conservation Code and the New York State Property Maintenance Code.

Commr. Kulick asked for any additional discussion from the commission members of which there was none.

Commr. Lentz motions for approval of Resubdivision R-25-48 with one condition that the applicant file the Resubdivision map with the Onondaga county clerk's office within 62 days.

Commr. Bowler seconded. Mr. Dishaw confirmed that the YMCA easement is recorded and preserved during demolition and reconstruction. Mr. Dishaw additionally mentioned that any and all drainage comments will be addressed under the site work construction process where the cities engineer's office will look over storm water pollution prevention plans. Based on their professional opinion of compliance they will allow or not allow construction permits.

The motion passed unanimously.

Commr. Lentz motioned for approval of the Major Site Plan Review MaSPR-25-24 with one condition regarding the need for approval of future commercial tenants.

Commr. Bowler seconded.

The motion passed unanimously.

B. New Business

1. SP-25-13 (Postponed)

Special Use Permit
4100-06 S Salina St.
Lawrence Davis and Marsha Beharie (Owner)
Shakeila Brown (Applicant)
CM Zone District

2. Spencer Street Concrete Facility (Postponed)

- **R-25-47M1**
Resubdivision
This project has been postponed to a later date.
- **SP-25-27**

Special Use Permit

- **MASPR-25-23**

Major Site Plan Review

411 and 421 Spencer St.

John A. Tesiero III, Capital District Concrete Batching Inc. (Owner)

Jan Meinen, Hiedelberg Materials (Applicant)

CHA Consulting (Representative)

MX-2 Zone District

This project was held by the applicant and will be heard at a future meeting.

2. **R-25-49**

Resubdivision

610, 612, 614-16 Carbon St.

Margaux Holley and Laura Stumhofer (Owner/Applicant)

R2 Zone District

Margaux Holley who owns the properties introduced the project and explained that 614-16 is a duplex and the adjacent lots 6, 10, and 12 are currently vacant, and they seek to combine them for the purpose of fencing off a large retaining wall for safety, privacy, and trespassing reasons.

Commr. Kulick opened the public comment period.

Common Councilor Marty Nave spoke in favor of the proposal as it is an opportunity to expand the applicants property.

Commr. Kulick closed the public comment period.

Ms. Hertzberg recommended a negative SEQR declaration

Commr. Lentz motioned for a negative SEQR.

Commr. Bowler seconded the motion.

The motion for a negative SEQR declaration passed unanimously.

Commr. Lentz motioned for approval of the application with condition that the applicant file the resubdivision map with the County Clerk's office withing 62 days of resubdivsion approval.

Commr. Bowler seconded the motion.

The motion passed unanimously.

3. **R-25-52**

Resubdivision

1502, 1504, 1506, and 1510 Burnet Ave.
Mary Ann Pascarella (Owner/Applicant)
Joseph Britton (Representative)
LI Zone District

Joseph Britton, the manager of Pascarella's Towing spoke for the owner and explained the lay of the subject properties. He explained that the reason for the resubdivision and future expansion of the lot is because the city has stopped allowing for the disposal of abandoned vehicles, resulting in his property filling up with more cars since they are not able to cycle out the old cars. Britton additionally stated there is an intent to place a fence surrounding a portion of the lot due to trespassing, and to expand their building size in order to store trucks indoors.

Commr. Lentz asked about the projected timeline for the fence, and future expansion of the building, impound lot, etc. Britton explained that when they begin the fence depends on when it is approved and the weather at that time. They may have to hold off into the spring as winter has arrived.

Commr. Kulick opened the public comment period.

Common Councilor Marty Nave spoke in favor of the application as they tow illegal vehicles in the community.

None spoke in opposition.

Commr. Kulick closed the public comment period.

Ms. Hertzberg recommended a negative SEQR declaration.

Commr. Lentz motioned for a negative SEQR.

Commr. Bowler seconded the motion.

The motion for a negative SEQR declaration passed unanimously.

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

Commr. Bowler seconded.

The motion passed unanimously.

4. Z-2912

Zoning Map Amendment
100 Elizabeth St.
Greater Syracuse Property Development Corporation (Owner/Applicant)
R3 Zone District

Terry Luckett with the Syracuse Landbank introduced the project and explained that the reason they are requesting a Zoning Map Amendment is to combine the lots via lot alteration, but since they are two different zone districts, they need to change the zone districts to not create a split zone map. They request that 100 Elizabeth St be changed from R3 to R2 so they can later subdivide and sell the lots for new construction.

Commr. Kulick opened the public comment period.

None spoke in favor or against.

Commr. Kulick closed the public comment period.

Ms. Hertzberg recommended a negative SEQR declaration.

Commr. Lentz motioned for a negative SEQR.

Commr. Bowler seconded the motion.

The motion for a negative SEQR declaration passed unanimously.

Commr. Lentz motioned to recommend approval for this project to the Common Council, noting that the 62-day clock does not begin until the Zoning Administrator approves the Lot Alteration.

Commr. Bowler seconded.

The motion passed unanimously.

5. Valley Drive Resubdivision

- R-25-27

Resubdivision

- Z-2913

Zoning Map Amendment

1940 and 2004 Valley Dr., 1944 Valley Dr. Rear and 200 Bostwick Rd.

Jennifer Simmonds (Owner of 1940-42 Valley Dr.)

Angler Association of Onondaga Inc. (owner of 2004 Valley Dr., 200 Bostwick Rd., and 1944 Valley Dr. Rear)

Nolan Kokkoris, Esp. (Representative)

R1 Zone District (1940 and 2004 Valley Dr.)

OS Zone District (1944 Valley Dr. Rear and 200 Bostwick Rd.)

Nolan Kokkoris, an attorney with Bond, Schoeneck & King spoke for the applicant and introduced the application explain the scope of the project which proposes to resubdivide what is currently four parcels into two parcels.

Commr. Lentz asked if the pondside property would be the Anglers Assoc. and if the property without pond access would be the residential. Mr. Kokkrois confirmed that is correct.

Commr. Kulick asked if Bostwick Rd. is a paper street which Kokkoris confirmed and that there are several in the area.

Commr. Kulick opened the public comment period.

None spoke in favor or against.

The public comment period was closed.

Ms. Hertzberg recommended a negative SEQR declaration.

Commr. Lentz motioned for a negative SEQR.

Commr. Bowler seconded the motion.

The motion for a negative SEQR declaration passed unanimously.

Commr. Lentz motioned for approval of the application with one condition to file the map with the county clerk within 62 days of the Common Council approval of the companion application Z-2913.

Commr. Bowler seconded.

The motion passed unanimously.

Commr. Lentz motioned for recommendation of the Zoning Map Amendment to the common council with the same condition as above.

Commr. Bowler seconded.

The recommendation of approval passed unanimously.

6. R-25-42

Resubdivision

111 Essex St. and 917 Milton Ave.

PDF Group LLC (Owner/Applicant)

R4 Zone District

Eddie Keplinger of Keplinger-Freeman Associates who is representing PDF Group presented the application and explained the reasoning for the alterations of the lot lines in order to bring it closer to compliance than it currently is. Additionally, they are looking to provide ten parking spaces for the ten-unit parking complex and a fenced in dumpster enclosure.

Commr. Lentz asked for clarification on where the lot lines are, and the applicant pointed to them on the map.

Commr. Murphy asked for clarification on the location of the dumpster, the applicant provided the commission with a site plan including the dumpster enclosure. He pointed out some vegetative screening between the neighboring properties.

Commr. Lentz asked questions regarding the vehicle and bike parking situation for this site as it involves two different properties each with separate requirements. Mr. Keplinger replied that there is bike parking currently on the property, however, they would work with the Zoning Administration regarding any requirements applicable. He further explained that some of the parking is within the ROW which will be removed.

Commr. Murphy asked a question regarding the excessive parking for the current site plan. Mr. Wu explained the situation of how the excessive parking coverage is permitted for this site. The movement of this lot line would allow for the parking coverage to come more into compliance and to allow the parking areas to only be one lot line.

Commr. Murphy asked if they would need to go to the Board of Zoning Appeals. Mr. Wu explained that if they were not able to get their parking under the maximum allotment, they would need to acquire a variance.

Commr. Lentz reiterated his question regarding bike parking which Mr. Wu confirmed they would need to comply with this section of code.

Commr. Kulick opened the public comment period.

None spoke in favor or against.

Ms. Hertzberg recommended a negative SEQR declaration.

Commr. Lentz motioned for a negative SEQR.

Commr. Bowler seconded the motion.

The motion for a negative SEQR declaration passed unanimously.

Commr. Lentz motioned for approval of the application with two conditions to ensure that adequate bike parking is provided, and to file the map with the county clerk within 62 days.

Commr. Bowler seconded.

The motion passed unanimously.

C. Other Business

1. **3S-25-20**

Three-Mile Limit – Town of Dewitt
Kinne St., Old Collamer Rd. and 6757 Kinne St.
Stephen Olivia, Jr. (Owner/Applicant)

Mr. Wu stated that the application has been reviewed and approved by engineering.

Commr. Lentz motioned for approval of the application.

Commr. Bowler seconded the motion.

The motion passed unanimously.

IV: Adjourn

Commr. Bowler motioned for adjournment

Commr. Lentz seconded

The motion passed unanimously.

Adjourned at 7:32 PM