

AGENDA
CITY PLANNING COMMISSION
Tuesday, February 19, 2019
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

- I. Approval of the minutes of the January 28, 2019 Planning Commission Meeting

- II. Public Notice

- III. Public Hearings
 - 1) PR-18-35 (Continued from 12/10/2018 SK, RL, CCP, WB)
Project Site Review-New Construction
Construct an Addition
214 West Water Street
Syracuse Soma Project, LLC (owner/applicant)
Central Business District-Office and Service
SEQRA: Unlisted

 - 2) R-19-02 (Continued from 1/28/19 SK, RL, CCP, WB)
Resubdivision
Combine Eighteen Properties into One New Lot
206, 208, 210, 212, 216, 218, 222, and 224 Ashworth Place and 1213, 1215, 1219-1221,
1225-1227, 1231, 1237, 1301, 1311, 1317, and 1323 East Genesee Street
Northside Genesee Associates, LLC (owner/applicant)
Residential, Class B and Residential, Class C

 - 3) PR-19-03 (Continued from 1/28/19 SK, RL, CCP, WB)
Project Site Review-Demolition and New Construction
Construct a Seven-Story Apartment Building
206, 216, 218, and 222 Ashworth Place and 1213, 1215, 1219-1221, 1225-1227, 1231,
1237, 1301, 1311, 1317, and 1323 East Genesee Street
Northside Genesee Associates, LLC (owner/applicant)
Residential, Class B

 - 4) SP-19-06 (Continued from 1/28/19 SK, RL, CCP, WB)
Special Permit-Apartment Building
208, 210, 212, and 224 Ashworth Place
Northside Genesee Associates, LLC (owner/applicant)
Residential, Class C

 - 5) SP-19-03
Special Permit-Restaurant
429-431 Ulster Street
Home Headquarters, Inc. (owner)
Recess Coffee and Kitchen, LLC (applicant)
Business, Class A

- 6) SP-19-04
Special Permit-Light Duty Motor Vehicle Repair
1200 Park Street
Mohammad A. Haque (owner/applicant)
Business, Class A
- 7) SP-19-05
Special Permit-Restaurant
712-714 East Fayette Street
712-714 E Fayette Group, LLC (owner)
Toasty Life, LLC (applicant)
Business, Class A
- 8) Z-2807
Change of Zone
From Residential, Class B and Business, Class A to Planned Institutional District
401 Van Buren Street
Syracuse University (petitioner)
- 9) Z-2813
Planned Institutional District, District Plan
Establish Sub-District 10 to the SU PID
401 Van Buren Street
Syracuse University (petitioner/owner)
Residential, Class B and Business, Class A
- 10) Z-2808
Change of Zone
From Residential, Class B and Business, Class A to Planned Institutional District
700 and 710-722 University Avenue
Syracuse University (petitioner)
- 11) Z-2814
Planned Institutional District, District Plan
Establish Sub-District 11 to the SU PID
700 and 710-722 University Avenue
Syracuse University (petitioner/owner)
Residential, Class B and Business, Class A
- 12) Z-2809
Change of Zone
From Residential, Class B to Planned Institutional District
504, 506, 510, 514, 600, 602, 602 1/2, 604, and 606 University Avenue, and 909 and 911
Harrison Street
Syracuse University (petitioner)
- 13) Z-2815
Planned Institutional District, District Plan
Establish Sub-District 12 to the SU PID
504, 506, 510, 514, 600, 602, 602 1/2, 604, and 606 University Avenue, and 909 and 911
Harrison Street
Syracuse University (petitioner/owner)
Residential, Class B

- 14) Z-2810
Change of Zone
From Industrial, Class A to Planned Institutional District
420 and 500 East Taylor Street and 1202-1204 McBride Street
Syracuse University (petitioner)
- 15) Z-2816
Planned Institutional District, District Plan
Establish Steam Plant Sub-District to the SU PID
420 and 500 East Taylor Street and 1202-1204 McBride Street
Syracuse University (petitioner/owner)
Industrial, Class A
- 16) Z-2811
Change of Zone
From Residential A-1 and Residential, Class B to Planned Institutional District
Known in Assessment as 1348-1386, 1500, 1700, 1702, 1800, 1800 Rear, and 2000 Rear
East Colvin Street, 100 Edith Street, 617-625, 701, and 801 Thurber St, and 1311
Jamesville Avenue
Syracuse University (petitioner)
- 17) Z-2817
Planned Institutional District, District Plan
Establish South Campus Sub-District to the SU PID
Known in Assessment as 1348-1386, 1500, 1700, 1702, 1800, 1800 Rear, and 2000 Rear
East Colvin Street, 100 Edith Street, 617-625, 701, and 801 Thurber St, and 1311
Jamesville Avenue
Syracuse University (petitioner/owner)
Residential A-1 and Residential, Class B
- 18) Z-2812
Change of Zone
From Residential, Class B and Commercial, Class B to Planned Institutional District
201 Ainsley Drive and 1320 and 1330 Jamesville Avenue
Syracuse University (petitioner)
- 19) Z-2818
Planned Institutional District, District Plan
Establish Ainsley Sub-District to the SU PID
201 Ainsley Drive and 1320 and 1330 Jamesville Avenue
Syracuse University (petitioner/owner)
Residential, Class B and Commercial, Class B
- 20) 3S-19-03
Three-Mile Limit Subdivision Review-Allen Road Office Park Subdivision
Divide One Parcel into Two New Lots
5229 West Taft Road, Town of Clay
Hafner Developers, Inc. (owner/applicant)

IV. Minor Modifications

- 1) SP-71-14M2
Special Permit Modification-Care Home
Modify Façades
947 Pond Street
Syracuse Housing Authority (owner/applicant)
Residential, Class B-1

V. New Business

- 1) Z-2819
Project Plan
Exterior Renovations of Schine Student Center
200-204 Waverly Avenue
Syracuse University (owner/applicant)
Planned Institutional District

VI. Public Hearing Authorizations for Monday, March 11, 2019

- 1) Z-2796M1
Planned Institutional District, District Plan Amendment
Amend District Plan for S.U. PID Sub-District #3
100 University Place and 905-925 Irving Avenue
Syracuse University (owner/applicant)
Planned Institutional District
- 2) SP-07-12M2
Special Permit Modification-Restaurant
Modify Floor Plan, Elevation, and Signage
500-506 Westcott Street
Mr. Lady Bug, LLC (owner)
Devine, Inc. (applicant)
Business, Class A
- 3) R-19-08
Resubdivision
Combine Two Properties into One New Lot
309 and 311 Marguerite Avenue
Patrick DiDomenico and
The Greater Syracuse Property Development Corporation (owners/applicants)
Residential, Class AA
- 4) R-19-09
Resubdivision
Combine Two Properties into One New Lot
1413 and 1417 West Colvin Street
Chareeta Wright and
The Greater Syracuse Property Development Corporation (owners/applicants)
Residential, Class A-1

- 5) R-19-10
Resubdivision
Combine Five Properties into One New Lot
223-225, 229, 233 West Colvin Street and 115, 119 Cannon Street
Jennifer O'Selmo and
The Greater Syracuse Property Development Corporation (owners/applicants)
Residential, Class AA
- 6) R-19-12
Resubdivision
Combine Two Properties into One New Lot
2013, 2017 Lodi Street
Anthony Parente and
The Greater Syracuse Property Development Corporation (owners/applicants)
Business, Class A
- 7) Z-2820
Change of Zone
From Office, Class B to Planned Institutional District
525 East Willow Street
St Joseph's Health Center (petitioner)
- 8) Z-2821
PID District Plan Amendment
Expand the St Joseph's PID
400-410 Hickory Street, 501, 507, 515, 517-523, 525 East Willow Street, and
104-106 and 108-110 Prospect Avenue
St. Joseph's Health Center (owner/applicant)
Planned Institutional District and Office, Class B
- 9) R-19-13
Resubdivision
Combine Eight Properties into One New Lot
400-410 Hickory Street, 501, 507, 515, 517-523, 525 East Willow Street, and
104-106 and 108-110 Prospect Avenue
St. Joseph's Health Center (owner/applicant)
Planned Institutional District and Office, Class B
- 10) Z-2822
Project Plan
Construct a Five-Story Parking Garage
400-410 Hickory Street, 501, 507, 515, 517-523, 525 East Willow Street, and
104-106 and 108-110 Prospect Avenue
St. Joseph's Health Center (owner/applicant)
Planned Institutional District and Office, Class B