

AGENDA  
CITY PLANNING COMMISSION  
**Monday, December 9, 2019**  
6:00 P.M.  
CITY HALL COMMON COUNCIL CHAMBERS

- I. Approval of the minutes of the November 18, 2019 Planning Commission Meeting
  
- II. Public Notice
  
- III. Public Hearings
  - 1) R-19-75 (Continuation from 11/18/2019 SK, WB, GL) 1  
Resubdivision  
Combine Two Properties into One New Lot  
300 and 324 Spencer Street  
300 Spencer St., LLC (owner/applicant)  
Lakefront, T-5
  
  - 2) SR-19-08 (Continuation from 11/18/2019 SK, WB, GL) 25  
Site Plan Review-Demolition and New Construction  
Construct a 106,000-Square Foot Office Building  
300 and 324 Spencer Street  
300 Spencer St., LLC (owner/applicant)  
Lakefront, T-5
  
  - 3) SP-86-39M1 139  
Special Permit Modification-Restaurant  
Modify Floor Plan and Signage  
505 North State Street  
Tsfahiwot Okube (owner/applicant)  
Commercial, Class A
  
  - 4) R-19-76 157  
Resubdivision  
Realign Two Properties into Two New Lots  
1202 Willis Avenue and 957 Emerson Avenue, Rear  
Gary Prochna and Basma Musharbash (owners/applicants)  
Industrial, Class A
  
  - 5) R-19-77 175  
Resubdivision  
Combine Three Properties into Two New Lots  
738-744, 752, and 764 West Onondaga Street  
Hanie Eng, Christopher Community Inc. and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Residential, Class B-Transitional

- 6) R-19-78 195  
Resubdivision  
Realign Two Properties into Two New Lots  
1014 and 1032-1040 North Geddes Street  
Salt City Enterprises, LLC (owner/applicant)  
Lakefront, T-5
- 7) R-19-79 213  
Resubdivision  
Combine Three Properties into One New Lot  
1417, 1421, and 1427-1431 Valley Drive  
JRJP Properties, LLC (owner/applicant)  
Business, Class A
- 8) R-19-82 227  
Resubdivision  
Combine Two Properties into One New Lot  
246-248, 250 East Water Street  
246-50 E Water St Partner, LLC (owner/applicant)  
Central Business District-Office and Service District
- 9) 3S-09-09 M4 239  
Three-Mile Limit Subdivision Review-Town of Camillus  
Malibu Hills Estates Amendment #6  
Create Five New Lots  
Malibu Hills Drive  
Snowbirds Landing II, LLC (owner/applicant)
- 10) 3S-19-17 251  
Three-Mile Limit Subdivision Review-Town of Geddes  
Zavaglia Property Subdivision  
Realign Two Lots into Two New Lots  
430 South Avery Avenue  
Dominick Zavaglia

IV. Minor Modifications

- 1) SP-75-12 M2 263  
Special Permit Modification-Offices  
Modify Site Plan, Floor Plans, and Elevation  
2013 East Genesee Street  
Alliance for Peace & Social Justice, Inc. (owner/applicant)  
Residential, Class B-1 Transitional
- 2) SP-19-20 M1 281  
Special Permit Modification-Light Duty Motor Vehicle Repair  
Modify Floor Plans and Elevations  
1417, 1421, and 1427-1431 Valley Drive  
JRJP Properties, LLC (owner/applicant)  
Business, Class A

V. Modification Considerations

- 1) SP-08-13M9 307  
Special Permit Modification-Parking Lot  
Install Four Wall Signs above the First Floor  
200 South Franklin Street (aka 333 West Washington Street)  
Washington/Walton Company LLC (owner/applicant)  
Central Business District-General Service

VI. New Business

- 1) SR-14-09 M1 329  
Site Plan Review-Time Extension, 4<sup>th</sup> Request  
Construct Two Four-Story Buildings  
700-720 Van Rensselaer Street  
COR Van Rensselaer St Co II, LLC (owner/applicant)  
Lakefront, T-5
- 2) SR-16-04 337  
Site Plan Review-Time Extension, 3<sup>rd</sup> Request  
Demolish an Existing Building and Construct a Five-Story Building  
328 West Kirkpatrick Street  
COR West Kirkpatrick Street Company, LLC (owner/applicant)  
Lakefront, T-5[1]
- 3) SR-16-05 347  
Site Plan Review-Time Extension, 3<sup>rd</sup> Request  
Reconstruct an Existing Parking Lot  
128 Spencer Street  
COR Spencer St Company, LLC (owner/applicant)  
Lakefront, T-5
- 4) SR-16-11 353  
Site Plan Review-Time Extension, 3<sup>rd</sup> Request  
Construct a Two-Story, Mixed-Use Building  
425 Solar Street  
COR Solar St Company II LLC (owner/applicant)  
Lakefront, T-5[1]
- 5) SP-16-10 363  
Special Permit-Civic Use, Time Extension, 3<sup>rd</sup> Request  
425 Solar Street, Rear  
State of New York (owner)  
COR Solar Street Company V, LLC (applicant)  
Lakefront, T-5[1] and Lakefront, Civic Space (Promenade)

- 6) R-18-46 369  
Resubdivision, Time Extension  
Divide One Property into Two New Lots  
312 Fillmore Avenue  
Loretto Housing Development Fund Co., Inc (owner/applicant)  
Planned Institutional District
- 7) Z-2805 373  
Project Plan Review, Time Extension  
Exterior and Site Alterations  
312 Fillmore Avenue  
Loretto Housing Development Fund Co., Inc. (owner/applicant)  
Planned Institutional District
- 8) Request from SIDA to Act as Lead Agency under SEQRA 383  
JMA Tech Properties, LLC Project  
120-154 Cortland Avenue, 1010, 1022, 1029, 1033, 1049, 1049 (Rear), 1051, 1054, and  
1080-82 South Clinton Street, 222-24, 226, and 232 Tallman Street, 980-82, 1002-22,  
and 1024-40 South Salina Street
- 9) 2020 City Planning Commission Meeting Schedule 403

VII. Public Hearing Authorizations for MONDAY, December 30, 2019

- 1) R-19-44  
Resubdivision  
Combine Four Properties into One New Lot  
308 Gifford Street, 515 and 517 Wyoming Street, and 620 South West Street, Rear  
Wyoming-Gifford, LLC (owner/applicant)  
Business, Class A
- 2) SP-19-12  
Special Permit-Restaurant  
Establish a Restaurant within a Convenience Store  
308 Gifford Street, 515 and 517 Wyoming Street, and 620 South West Street, Rear  
Wyoming-Gifford, LLC (owner/applicant)  
Business, Class A
- 3) 3S-19-18  
Three-Mile Limit Subdivision Review-Town of DeWitt  
Cornerstone Crossing Subdivision  
Combine Five Properties into Two New Lots  
Jamesville Road and Woodchuck Hill Road  
Michael R. Goodfellow (owner/applicant)
- 4) R-19-83  
Resubdivision  
Combine Two Properties into One New Lot  
232 and 238 West Colvin Street  
The Greater Syracuse Property Development Corporation (owner/applicant)  
Residential, Class AA

- 5) 3S-91-06M1  
Three-Mile Limit Subdivision Review-Town of DeWitt  
Brittonfield 3<sup>rd</sup> Amd.  
Combine Two Properties into One New Lot  
5008 Brittonfield Parkway  
Hemotology-Oncology Associates of NY, P.C. (owner/applicant)
  
- 6) 3S-19-19  
Three-Mile Limit Subdivision Review-Town of DeWitt  
Lot Line Adjustment  
Realign Two Properties into Two New Lots  
116 Maple Drive and 102 Hobson Avenue  
Bechara Karam (owner/applicant)
  
- 7) AS-19-14 (A)  
Sign Waiver Appeal  
Install Four Wall Signs  
300 South State Street  
Baruch Park Place, LLC (owner)  
Greg Fishel, Allied Sign Company (applicant)  
Central Business District, Office and Service