

AGENDA  
CITY PLANNING COMMISSION  
**Monday, March 16, 2020**  
6:00 P.M.  
CITY HALL COMMON COUNCIL CHAMBERS

- I. Approval of the minutes of the February 24, 2020 Planning Commission Meeting
  
- II. Public Notice
  
- III. Public Hearings
  - 1) PS-20-01 1  
Protected Site Designation  
910 Madison Street  
Temple Society of Concord (owner)  
The Syracuse Landmark Preservation Board (petitioner)  
Residential, Class B
  
  - 2) R-20-12 27  
Resubdivision  
Combine Two Properties into One New Lot  
631 and 641 South West Street  
Raymond Garzia (owner/applicant)  
Commercial, Class A
  
  - 3) SP-11-18M1 41  
Special Permit Modification-Heavy Duty Motor Vehicle Repair  
Expand Special Permit Use  
631 and 641 South West Street  
Raymond Garzia (owner/applicant)  
Commercial, Class A
  
  - 4) SP-20-05 59  
Special Permit-Indoor Amusement and Recreation  
900 North McBride Street  
Salina Crossing Commercial Enterprises, LLC (owner)  
Cheryl Pusztai for YMCA of CNY (applicant)  
Business, Class A
  
  - 5) SP-20-06 95  
Special Permit-Restaurant  
727 South Crouse Avenue  
The Marshall 727, LLC (owner)  
Xue Fang Jiang (applicant)  
Business Class A

- 6) SP-20-07 123  
Special Permit-Car Wash  
2027 Park Street  
Rose State 3230, LLC (owner)  
2027 Park Street, LLC (applicant)  
Industrial, Class A
- 7) R-20-13 177  
Resubdivision  
Combine Eight Properties into Two New Lots  
718, 720, 722, 724, and 726 East Washington Street and  
715, 717-721, and 723 East Fayette Street  
715 EFSU, LLC and One Forman Park, LLC (owners/applicants)  
Business, Class A
- 8) 3S-20-06 195  
Three-Mile Limit Review-Town of Geddes  
Cabiles Subdivision  
Combine Two Properties into One New Lot  
601 and 655 Church Street  
Ryan Cabiles (owner/applicant)

IV. Minor Modification

- 1) SP-15-04M3 205  
Special Permit Modification-Restaurant  
Modify Tenant Floor Plan  
2743 Erie Boulevard East  
Han Garam, Inc. (owner/applicant)  
Industrial, Class A
- 2) SP-17-22M2 221  
Special Permit Modification-Restaurant  
Modify First-Floor Tenant Plan  
400-402 Butternut Street  
Butternut St, LLC (owner)  
Dava Bellucci (applicant)  
Business, Class A

V. Modification Consideration

- 1) SP-08-02M2 241  
Special Permit Modification-Restaurant  
Modify Floor Plan and Signage  
316 South Clinton Street  
Thomas Fabboli (owner)  
Jonathan Page (applicant)  
Central Business District-General Service A

VI. New Business

- 1) Z-2826M1 261  
Project Plan Modification-New Construction  
Construct a 100,000-Square Foot Warehouse  
161-213, 221-223, and 225-231 Richmond Avenue, 538&576 Tracy Street,  
115 Van Rensselaer Street, and 738-766 and 770 Erie Boulevard West  
Ranalli ALA and Richmond UAS Properties, LLC (owners/applicants)  
Planned Institutional Development
- 2) Z-2828 303  
Project Plan Review-New Construction  
Construct a Ground Sign  
100 Euclid Avenue  
Syracuse University (owner/applicant)  
Planned Institutional District
- 3) Z-2829 325  
Project Plan Review-New Construction  
Construct a Ground Sign  
100 University Place  
Syracuse University (owner/applicant)  
Planned Institutional District
- 4) Z-2830 339  
Project Plan Review-New Construction  
Construct a Ground Sign  
201-205 University Place  
Syracuse University (owner/applicant)  
Planned Institutional District
- 5) Z-2831 353  
Project Plan Review-New Construction  
Construct a Ground Sign  
680 Comstock Avenue  
Syracuse University (owner/applicant)  
Planned Institutional District

VII. Public Hearing Authorizations for MONDAY, April 6, 2020

- 1) R-20-14  
Resubdivision  
Combine Two Properties into One New Lot  
712 and 714-716 Summit Avenue  
Della Smith and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Residential, Class A-1

- 2) R-20-17  
Resubdivision  
Combine Two Properties into One New Lot  
233 and 239 McLennan Avenue  
Amber Welch and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Residential, Class AA
- 3) SP-98-24M3  
Special Permit Modification-Heavy Duty Motor Vehicle Repair  
Modify Signage  
638 West Genesee Street  
Todd Zigrossi (owner/applicant)  
Commercial, Class A
- 4) Z-1921M1  
Multi-Building Review Modification  
Modify Site Plan and Recreation Building Floor Plan  
127, 131, 131 Rear, 161, 181, and 181 Rear LaFayette Road  
Sinatra Company Real Estate (owner/applicant)  
Residential, Class B
- 5) SP-00-44M7  
Special Permit Modification-Restaurant  
Modify Floor Plan and Signage  
219 West Fayette Street  
Erie Water St. Associates, LLC (owner)  
Ryan & Cheryl Chaif (applicants)  
Central Business District-General Service A