

AGENDA  
CITY OF SYRACUSE PLANNING COMMISSION  
**Monday, June 29, 2020**  
6:00 P.M.  
VIA WEBEX

- I. Approval of the minutes of the June 8, 2020 Planning Commission Meeting
  
- II. Public Notice
  
- III. Public Hearings
  - 1) R-20-46 (Continuation from 6/8/2020 SK, RL, CCP, WB)  
Resubdivision  
Combine Four Properties into Two New Lots  
610 Willow Street, 610 Willow Street, Rear, 316 Townsend Street, and  
501-519 James Street  
St Joe's Healthcare Center Properties, Inc. (owner/applicant)  
Office, Class B
  
  - 2) PR-20-12 (Continuation from 6/8/2020 SK, RL, CCP, WB)  
Project Site Review-Demo and New Construction  
610 Willow Street, 610 Willow Street, Rear, 316 Townsend Street, and  
501-519 James Street  
St Joe's Healthcare Center Properties, Inc. (owner/applicant)  
Office, Class B
  
  - 3) PR-19-20  
Project Site Review-Site and Façade Alterations  
444 East Genesee Street  
444 East Genesee Street, LLC (owner/applicant)  
Central Business District-Office and Service District
  
  - 4) R-20-41  
Resubdivision  
Realign Two Properties into Two New Lots  
1420 and 1428-1430 Burnet Avenue  
Philip S. Fallico (owner/applicant)  
Industrial, Class A
  
  - 5) R-20-42  
Resubdivision  
Combine Two Properties into One New Lot  
2507 and 2509 Lodi Street  
209 Lemoyne, LLC and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Industrial, Class A

- 6) R-20-43  
Resubdivision  
Combine Two Properties into One New Lot  
407, 409 Hartson Street  
Luis Cruz and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Residential, Class A
- 7) R-20-44  
Resubdivision  
Combine Two Properties into One New Lot  
103, 105 Onondaga Avenue  
Valarie Bush and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Residential, Class B
- 8) R-20-45  
Resubdivision  
Combine Two Properties into One New Lot  
701-703, 705 North McBride Street  
Home HeadQuarters, Inc. (owner/applicant)  
Residential, Class A

IV. Minor Modification

- 1) SP-03-29M1  
Special Permit Modification-Restaurant  
623-625 Wolf Street  
625623 Via Lupo, LLC (owner)  
Gregory Nies (applicant)  
Business, Class A
- 2) SP-20-07M1  
Special Permit Modification-Car Wash  
Modify Site Plan, Floor Plan, and Elevations  
2027 Park Street  
Rose State 3230, LLC (owner)  
2027 Park Street, LLC (applicant)  
Industrial, Class A

V. New Business

- 1) Z-2525M1  
Multi-Building Review Modification-Modify Building Plan and Site Plan  
501 East Brighton Avenue, Rear (aka 102 Newbury Hollow Lane)  
Newbury Apts, LLC (owner/applicant)  
Residential, Class B

- 2) Time Extension Request-3<sup>rd</sup> Request  
PR-17-04  
Project Site Review-Demolition and New Construction  
718, 720 and 728 East Genesee Street, 410 and 412 Furman Avenue (unopened), and  
523, 525, 527, and 529 Cedar Street (aka 728 East Genesee Street)  
728 EGSU, LLC (owner/applicant)  
Business, Class A

VI. Old Business

- 1) Time Extension Request  
PR-17-08  
Project Site Review-Demolition and Site and Façade Alterations  
1027-1029 East Genesee Street  
1027 East Genesee St, LLC (owner/applicant)  
Business, Class A

VII. Public Hearing Authorizations for MONDAY, July 20, 2020

- 1) R-20-47  
Resubdivision  
Combine Three Properties into Two New Lots  
1010, 1022-1024, and 1026-1028 West Belden Avenue  
Peter Panik and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Industrial, Class A
- 2) R-20-48  
Resubdivision  
Combine Two Properties into One New Lot  
Syeisha Byrd and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Residential, Class A
- 3) 3S-20-07  
Three-Mile Limit Subdivision Review-Town of DeWitt  
Brixmor Holdings II SPE Subdivision  
Divide One Property into Two New Lots  
3469 Erie Boulevard East  
Brixmor Property Group Inc. (owner/applicant)
- 4) PS-20-02  
Protected Site Petition  
205 East Seneca Turnpike  
Dale and Ann Tussing (owners)  
The Syracuse Landmark Preservation Board (petitioner)  
Residential, Class A-1