

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
November 19, 2018

I. Summary of cases discussed herein:

PR-18-35	R-18-43	PR-18-32	SP-18-22	SP-18-23
R-18-46	R-18-47	R-18-50	R-18-51	3S-18-25
	3S-18-26	SP-16-18M3	Z-2805	

II. Attendance

Members Present

Mr. Steven Kulick
Ms. Rebecca Livengood
Ms. Chris Capella-Peters
Mr. Walter Bowler

Staff Present

Ms. Heather Lamendola
Mr. Jeff Harrop

III. Meeting called to order at 6:05 p.m.

IV. Approval of Minutes

Mr. Walter Bowler made a motion to approve the minutes of the October 9, 2018, Regular Meeting of the City Planning Commission. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

Mr. Walter Bowler made a motion to approve the minutes of the October 29, 2018, Regular Meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously. Ms. Chris Capella-Peters abstained.

V. Public Hearings

1) PR-18-35

Project Site Review-New Construction
Construct an Addition
214 West Water Street
Syracuse Soma Project, LLC (owner/applicant)
Central Business District-Office and Service

The Public Hearing for this application was rescheduled pending submittal of additional information from the applicant, and responses to the SEQR Lead Agency request.

2) R-18-43 (Continuation from 9/17 and 10/9/2018)

Resubdivision
Combine Three Properties into One New Lot
1202 and 1200 ½ Willis Avenue and 959 Emerson Avenue
Basma Musharbash (owner/applicant)
Industrial, Class A

Mr. Joseph Mastroianni of Mastroianni Engineering in Liverpool, New York, spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 1202 and 1200 ½ Willis Avenue and 959 Emerson Avenue into one new Lot.

One person spoke in favor of the proposal. Two people spoke in opposition to the proposal.

After further discussion and review, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

- 3) PR-18-32
Project Site Review
Façade and Site Alterations
1202 and 1200 ½ Willis Avenue and 959 Emerson Avenue
Basma Musharbash (owner/applicant)
Industrial, Class A

Mr. Joseph Mastroianni of Mastroianni Engineering in Liverpool, New York, spoke to the City Planning Commission about the proposal, which consists of site and façade alterations as part of establishing a retail use on property situated at 1202 and 1200 ½ Willis Avenue and 959 Emerson Avenue into one new Lot.

One person spoke in favor of the proposal. Two people spoke in opposition to the proposal.

After further discussion and review, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration with a condition that the applicant must comply with all review comments from the City Transportation Planner. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 4) SP-18-22
Special Permit-Indoor Amusement and Recreation
1153-1169 West Fayette Street
John Noviasky (owner)
Christian VanLuden (applicant)
Industrial, Class A

Mr. John Noviasky at 207 Bradford Lane, Whitesboro, New York, Mr. Jack Phillips of C&S Companies at 3930 Col Eileen Collins Boulevard, and Christian VanLuden at 301 Lawrence Avenue spoke to the City Planning Commission about the proposal, which consists of establishing indoor amusement and recreation on property situated at 1153-1169 West Fayette Street.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Chris Capella-Peters made a motion to approve the request with a negative SEQRA declaration and with a condition that the applicant revise the site plan as previously conditioned. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 5) SP-18-23
Special Permit-Restaurant
3408-3416 Burnet Avenue
NSSM Peacock, LLC (owner)
Liberty Deli of Syracuse (applicant)
Industrial, Class A

Mr. Bill Pitcher of Pitcher Architect at 124 Feigel Avenue, and Ms. Diane Paunovski at 114 Longwood Drive spoke to the City Planning Commission about the proposal, which consists of establishing a Restaurant on property situated at 3408-3416 Burnet Avenue.

One person spoke in favor of the proposal. No one spoke in opposition to the proposal.

After further discussion and review, Ms. Chris Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 6) R-18-46
Resubdivision
Divide One Property into Two New Lots
312 Fillmore Avenue
Loretto Housing Development Fund C., Inc (owner/applicant)
Planned Institutional District
SEQRA: Unlisted Action

Mr. Bruce King of Holmes, King, Kallquist & Associates at 575 North Salina Street, Ms. Sarah Hogan of Environmental Design & Research at 217 Montgomery Street, and Mr. John Brenner at 100 Madison Street, spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 312 Fillmore Avenue into two new Lots to facilitate renovating the Pius X House into 35 dwelling units.

No one spoke in favor of the proposal. Three people spoke in opposition to the proposal.

After further discussion and review, the Commission agreed to continue the Public Hearing in conjunction with a companion Project Plan Review.

- 7) R-18-47
Resubdivision
Combine Two Properties into One New Lot
337 and 339 Richmond Avenue
The Greater Syracuse Property Development Corporation (owner/applicant)
Residential, Class A

Ms. Terri Luckett of the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 337 and 339 Richmond Avenue into one new Lot.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Rebecca Livengood made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

8) R-18-50

Resubdivision

Combine Two Properties into One New Lot

302 and 304 West Beard Avenue

The Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class AA

Ms. Terri Luckett of the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 302 and 304 West Beard Avenue into one new Lot.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Chris Capella-Peters made a motion to approve the request with a negative SEQRA declaration and with the comment that staff considers requiring the applicant to locate any proposed accessory parking behind the existing structure for any future site alterations. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

9) R-18-51

Resubdivision

Combine Three Properties into One New Lot

128-130, 134, and 138 Baker Avenue

Denise Welch and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class AA

Ms. Terri Luckett of the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 128-130, 134, and 138 Baker Avenue into one new Lot.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Rebecca Livengood made a motion to approve the request with a negative SEQRA declaration. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

10) 3S-18-25

Three-Mile Limit Subdivision-Town of DeWitt

Realign Two Properties into Two New Lots-Dunuwila Tract Subdivision

6881-6883 East Genesee Street

Adrian R. Dunuwila (owner/applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 6881-6883 East Genesee Street in the Town of DeWitt into two new Lots.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

11) 3S-18-26

Three-Mile Limit Subdivision Review-Unifirst Subdivision
Combine Seven Tax Parcels into One New Lot
103 and 111 Luther Avenue and 113 and 117 Old 7th North Street, Town of Salina
Unifirst Corporation (owner/applicant)

Mister Vincent Ryan of Keplinger Freeman Associates at 6320 Fly Road, East Syracuse, New York, spoke to the City Planning Commission about the proposal, which consists of combining seven tax parcels situated at 103 and 111 Luther Avenue and 113 and 117 Old 7th North Street in the Town of Salina into one New Lot.

No one spoke in favor of or in opposition to the proposal.

After further discussion and review, Ms. Rebecca Livengood made a motion to approve the request with a negative SEQRA declaration. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

VI. Minor Modifications

1) SP-16-18M3

Special Permit Modification-Restaurant
Modify Floor Plan
1200-1224 East Genesee Street
Southside Genesee Assoc, LLC (owner/applicant)
Office, Class B and Residential, Class B

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

After discussion and review Ms. Chris Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VII. New Business

1) Z-2805

Project Plan Review
Interior, Exterior, and Site Alterations
312 Fillmore Avenue
Loretto Housing Development Fund Co., Inc. (owner/applicant)
Planned Institutional District

Mr. Bruce King of Holmes, King, Kallquist & Associates at 575 North Salina Street, Ms. Sarah Hogan of Environmental Design & Research at 217 Montgomery Street, and Mr. John Brenner at 100 Madison Street, spoke to the City Planning Commission about the proposal as a companion application to a resubdivision application to divide one property

situated at 312 Fillmore Avenue into two new Lots to facilitate renovating the Pius X House into 35 dwelling units.

After discussion and review, during which the City Planning Commission expressed concerns regarding the impact of proposed sanitary construction on existing sanitary structures, drainage and stormwater runoff, the existence of any state or federally-recognized wetlands, and snow removal/storage, Ms. Chris Capella-Peters made a motion to authorize a Public Hearing at the next regularly-scheduled meeting. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VIII. Discussion: 2019 City Planning Commission Meeting Schedule

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, presented a proposed 2019 City Planning Commission meeting schedule. Ms. Rebecca Livengood made a motion to approve the schedule. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

IX. Authorizations

Ms. Chris Capella-Peters made a motion to authorize those cases listed for Public Hearings on Monday, December 10, 2018, in addition to R-18-46 and Z-2805 from tonight's meeting. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

X. Ms. Rebecca Livengood made a motion to adjust the start time for the next meeting to 5:00 p.m. in light of the number of Public Hearings. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

XI. Mr. Walter Bowler made a motion to adjourn at 9:25 p.m. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.