

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
December 10, 2018

I. Summary of cases discussed herein:

SP-18-29	R-18-57	R-18-52	R-18-53	R-18-55	SP-18-25
SP-18-24	PR-18-37	3S-18-27	PS-18-02	R-18-46	Z-2805
	PR-18-35	R-18-54	SP-18-26	SR-18-09	

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
Ms. Kathryn Ryan

III. Meeting called to order at 5:05 p.m.

IV. Approval of Minutes

Ms. Rebecca Livengood made a motion to approve the minutes of the November 19, 2018, Regular Meeting of the City Planning Commission. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

V. Public Hearings

1) SP-18-29

Special Permit-Non-Profit Community Center
1026 North Townsend Street
Vietnamese Community of Syracuse (owner/applicant)
Business, Class A

Mr. Craig Polhamus, at 114 East Genesee Street in Fayetteville, New York, spoke to the City Planning Commission about the proposal, which consists of establishing a non-profit community center on property situated at 1026 North Townsend Street.

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

2) R-18-57

Resubdivision

Realign Two Properties into Two New Lots

100 Madison Street and 235 Harrison Street

The City of Syracuse and Towers Realty LR Ltd (owners/applicants)

Central Business District-Office and Service District

Mr. Matt Kerwin of Barclay Damon, LLP at 125 East Jefferson Street spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 100 Madison Street and 235 Harrison Street into two new Lots.

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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

3) R-18-52

Resubdivision

Combine Four Properties into One New Lot

407-409, 411, 413, and 415-417 Hawley Avenue

Vicie Rolling (owner/applicant)

Residential, Class B

Neither the property owner, applicant, nor designated representative appeared before the City Planning Commission to present the proposal, which consists of combining four properties situated at 407-409, 411, 413 and 414-417 Hawley Avenue into one new Lot.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing to afford the property owner an opportunity to present the proposal.

4) R-18-53

Resubdivision

Combine Three Properties into One New Lot

2083, 2083-Rear, and 2107 Park Street

KMG Properties, LLC (owner)

ESW Realty, LLC (applicant)

Industrial, Class A

Mr. James Trasher of CHA Consulting at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 2083, 2083-Rear, and 2107 Park Street 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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

5) R-18-55

Resubdivision

Combine Three Properties into One New Lot
482, 484-498 South Salina Street and 130-144 West Onondaga Street
Syracuse Urban Partnership, Inc. (owner/applicant)
Central Business District-Retail

Ms. Margaret O'Connell of Syracuse Urban Partnership, Inc. at 11 Fennel Street, Skaneateles, New York, spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 482, 484-498 South Salina Street and 130-144 West Onondaga Street into one new Lot.

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.

6) SP-18-25

Special Permit-Restaurant
727 South Crouse Avenue
Syracuse 727, LLC (owner)
NYVA Syracuse, LLC (applicant)
Business, Class A

Mr. James Trasher of CHA Consulting at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of establishing a restaurant on properties situated at 727 South Crouse Avenue.

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 granting three waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking, driveway location, and street line treatment area regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

7) SP-18-24

Special Permit-Indoor Amusement and Recreation
Indoor Archery and Axe and Knife Throwing Ranges
610 Marcellus Street (aka 1003 West Fayette Street)
Concetto Lampuri (owner)
Sophie MacDonald (applicant)
Industrial, Class A

Mr. Ben MacDonald at 10 Centennial Road, Orangeville, Ontario, Canada, spoke to the City Planning Commission about the proposal, which consists of establishing indoor sports activities on property situated at 610 Marcellus Street.

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) PR-18-37
Project Site Review-Façade Alterations
Parking Waiver
1720-1722 Erie Boulevard East
Fady Kased, 1720 Erie Blvd LLC (owner/applicant)
Industrial, Class A

Mr. David Tucker at 19 South Street, Marcellus, New York, spoke to the City Planning Commission about the proposal, which consists of façade alterations on property situated at 1720-1722 Erie Boulevard East.

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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 9) 3S-18-27
Three-Mile Limit Subdivision Review-Allen Road Office Park Subdivision
Realign Two Properties into Two New Lots
5232 and 5248 Witz Road, Town of Clay
Oneida Financial Corp. (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 5232 and 5248 Witz Road in the Town of Clay 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.

- 10) PS-18-02
Local Protected Site Designation
1007 Madison Street
GP44, LLC (owner)
Syracuse Landmark Preservation Board (Petitioner)
Residential, Class B

Ms. Kate Auwaerter, staff for the Syracuse Landmark Preservation Board, spoke to the City Planning Commission about the proposal, which consists of designating property situated at 1007 Madison Street as a Protected Site.

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. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

11) R-18-46 (Continued from 11/19/2018)

Resubdivision

Divide One Property into Two New Lots

312 Fillmore Avenue

Loretto Housing Development Fund Co., Inc (owner/applicant)

Planned Institutional District

Mr. Bruce King of Holmes, King, Kallquist and Associates at 575 North Salina Street, and Ms. Sarah Hogan of Environmental Design and Research at 217 Montgomery Street, spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 312 Fillmore Avenue into two new properties.

Three people 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.

12) Z-2805

Project Plan Review

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 and Associates at 575 North Salina Street, and Ms. Sarah Hogan of Environmental Design and Research at 217 Montgomery Street, spoke to the City Planning Commission about the proposal, which consists of exterior and site alterations to establish 35 dwelling units on property situated at 312 Fillmore Avenue.

Three people 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. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

13) 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

Mr. James Trasher of CHA Consulting at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of constructing a 10-story addition on property situated at 214 West Water Street.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing upon receipt of revised plans.

14) R-18-54

Resubdivision

Combine Two Properties into One New Lot
629 West Fayette Street and 105 Tioga Street
COTA Development Corp. (owner)
Stoop Bakery Café, LLC (applicant)
Industrial, Class A

Mr. James Trasher of CHA Consulting at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 629 West Fayette Street and 105 Tioga Street 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.

15) SP-18-26

Special Permit-Restaurant

629 West Fayette Street and 105 Tioga Street
COTA Development Corp. (owner)
Stoop Bakery Café, LLC (applicant)
Industrial, Class A

Mr. James Trasher of CHA Consulting at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of establishing a restaurant on properties situated at 629 West Fayette Street and 105 Tioga 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 granting seven waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the driveway location, open area curbing, sign, street line treatment, and arterial setback, lot width and lot size regulations. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VI. New Business

- 1) Notice of Intent to Act as Lead Agency
SIDA SEQRA Lead Agency Request
Acropolis Center, LLC Project
New Construction and Renovations
335-339 South Salina Street

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 allow the Syracuse Industrial Development Agency to act as Lead Agency for the Acropolis Center, LLC project. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) Notice of Intent to Act as Lead Agency
SIDA SEQRA Lead Agency Request
Northside Genesee Associates, LLC Project
Demolition and New Construction
1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317 and 1323 East Genesee Street and
208, 210, 212-214, and 224 Ashworth Place

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 voiced concerns with respect to the Syracuse Industrial Development Agency acting as Lead Agency for the Northside Genesee Associates, LLC project. The Corporation Counsel's Office stated they would discuss the issue with SIDA and their attorney.

- 3) SR-18-09
Site Plan Review-Antenna
Construct and Operate a Base Station
301 Prospect Avenue
St Joseph's Health Center (owner)
Aerosmith Development (applicant)
Planned Institutional District

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

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

VII. Authorizations

Ms. Chris Capella-Peters made a motion to authorize those cases listed for Public Hearings on Monday, January 7, 2019. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- VIII. Ms. Rebecca Livengood made a motion to adjourn at 8:25 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously.