

Minutes of the Regular Meeting of the  
City of Syracuse Planning Commission  
City Hall, Syracuse, New York  
January 28, 2019

I. Summary of cases discussed herein:

R-18-52	3S-19-02	SP-19-02	R-19-02
PR-19-03	SP-19-06	SR-19-02	

II. Attendance

Members Present

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

Staff Present

Ms. Heather Lamendola  
Mr. Jeff Harrop  
Ms. Kathryn Ryan

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 January 7, 2019, Regular Meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) R-18-52 (Continued from 12/10/2018 SK, RL, CCP, WB)  
Resubdivision  
Combine Four Properties into One New Lot  
407-409, 411, 413, and 415-417 Hawley Avenue  
Vicie Rolling (owner/applicant)  
Residential, Class B

Ms. Vicie Rolling at 415 Hawley Avenue spoke to the City Planning Commission about the proposal, which consists of combining four properties situated at 407-409, 411, 413, and 415-417 Hawley Avenue into one new Lot.

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

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

- 2) 3S-19-02  
Three-Mile Limit Subdivision Review-Leonard Isserlis Farm Subdivision, Amended  
Divide One Parcel into Two New Lots  
Cook Farm Road, Town of LaFayette  
Jessica Isserlis-Sickles (owner/applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse spoke to the City Planning Commission about the proposal, which consists of dividing one property situated on Cook Farm Road in the Town of LaFayette into two new Lots.

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.

- 3) SP-19-02  
Special Permit-Restaurant  
Demolition and New Construction in order to Establish Two Restaurants  
534-544 Westcott Street  
Sam Property Holding, LLC (owner)  
Fastbreak Knights, LLC (applicant)  
Business, Class A

This application was closed administratively as a result of the Board of Zoning Appeals denying a Variance request.

- 4) R-19-02  
Resubdivision  
Combine Eighteen Properties into One New Lot  
206, 208, 210, 212, 216, 218, 222, and 224 Ashworth Place and 1213, 1215, 1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317, and 1323 East Genesee Street  
Northside Genesee Associates, LLC (owner/applicant)  
Residential, Class B and Residential, Class C

Mr. Kevin McAuliffe of Barclay Damon at 125 E Jefferson St in Syracuse, NY, Mr. Steve Hillebrand of Northside Genesee Associates, LLC, at 3 E. Stow Road in Marlton, NJ, Mr. Jess Sudol of Passero Associates at 242 W. Main Street in Rochester, NY, and Mr. Jack Boarman of BKV Group at 222 North Second Street in Minneapolis, MN, spoke to the City Planning Commission about the proposal, which consists of combining 18 properties situated at 206, 208, 210, 212, 216, 218, 222, and 224 Ashworth Place and 1213, 1215, 1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317, and 1323 East Genesee Street into one new Lot to facilitate the construction of a six and seven-story apartment building.

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

After further discussion and review, the Commission was advised by Legal Counsel to continue the Public Hearing pending receipt of a SEQRA determination from the Syracuse Industrial Development Agency.

5) PR-19-03

Project Site Review-Demolition and New Construction

Construct a Seven-Story Apartment Building

206, 216, 218, and 222 Ashworth Place and 1213, 1215, 1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317, and 1323 East Genesee Street

Northside Genesee Associates, LLC (owner/applicant)

Residential, Class B

Mr. Kevin McAuliffe of Barclay Damon at 125 E Jefferson St in Syracuse, NY, Mr. Steve Hillebrand of Northside Genesee Associates, LLC, at 3 E. Stow Road in Marlton, NJ, Mr. Jess Sudol of Passero Associates at 242 W. Main Street in Rochester, NY, and Mr. Jack Boarman of BKV Group at 222 North Second Street in Minneapolis, MN, spoke to the City Planning Commission about the proposal, which consists of constructing portions of a six and seven-story apartment building on properties situated at 206, 216, 218, and 222 Ashworth Place and 1213, 1215, 1219-1221, 1225-1227, 1231, 1237, 1301, 1311, 1317, and 1323 East Genesee Street.

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

After further discussion and review, the Commission was advised by Legal Counsel to continue the Public Hearing pending receipt of a SEQRA determination from the Syracuse Industrial Development Agency.

6) SP-19-06

Special Permit-Apartment Building

208, 210, 212, and 224 Ashworth Place

Northside Genesee Associates, LLC (owner/applicant)

Residential, Class C

Mr. Kevin McAuliffe of Barclay Damon at 125 E Jefferson St in Syracuse, NY, Mr. Steve Hillebrand of Northside Genesee Associates, LLC, at 3 E. Stow Road in Marlton, NJ, Mr. Jess Sudol of Passero Associates at 242 W. Main Street in Rochester, NY, and Mr. Jack Boarman of BKV Group at 222 North Second Street in Minneapolis, MN, spoke to the City Planning Commission about the proposal, which consists of constructing portions of a six and seven-story apartment building on properties situated at 208, 210, 212, and 224 Ashworth Place.

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

After further discussion and review, the Commission was advised by Legal Counsel to continue the Public Hearing pending receipt of a SEQRA determination from the Syracuse Industrial Development Agency.

VI. New Business

- 1) SR-19-02  
Site Plan Review-Antenna  
Install Three Panel Antennas on an Existing Monopole  
411 Spencer Street  
Capital District Concrete Batching, Inc. (owner)  
T-Mobile Northeast, LLC (applicant)  
Lakefront, T-4

Mr. Jeff Davis of Barclay Damon at 125 E Jefferson St spoke to the City Planning Commission about the proposal.

After discussion and review, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration.

VII. Authorizations

Ms. Christine Capella-Peters made a motion to authorize those cases listed for Public Hearings, in addition to the three Hearings held open from this meeting, on Tuesday, February 19, 2019. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- VIII. Ms. Rebecca Livengood made a motion to adjourn at 7:43 p.m. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.