

Minutes of the Regular Meeting of the  
City of Syracuse Planning Commission  
City Hall, Syracuse, New York  
February 19, 2019

I. Summary of cases discussed herein:

PR-18-35	R-19-02	PR-19-03	SP-19-06	SP-19-03	SP-19-04
SP-19-05	Z-2807	Z-2813	Z-2808	Z-2814	Z-2809
Z-2815	Z-2810	Z-2816	Z-2811	Z-2817	Z-2812
	Z-1818	3S-19-03	SP-71-14M2	Z-2819	

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 6:04 p.m.

IV. Approval of Minutes

Mr. Walter Bowler made a motion to approve the minutes of the January 28, 2019, Regular Meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) PR-18-35 (Continued from 12/10/2018 SK, RL, CCP, WB)  
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 nine-story, mixed use building as an addition to the west side of the Amos Building 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, during which the Commission reviewed the most recent review comments, 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) R-19-02 (Continued from 1/28/19 SK, RL, CCP, WB)

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 East Jefferson Street 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.

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

After further discussion and review, during which the Commission confirmed with the applicant that SIDA, acting as Lead Agency, has not made a SEQRA determination yet, the Commission agreed to continue the Public Hearing pending more information from SIDA.

3) PR-19-03 (Continued from 1/28/19 SK, RL, CCP, WB)

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 East Jefferson Street spoke to the City Planning Commission about the proposal, which consists of constructing portions of an 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.

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

After further discussion and review, during which the Commission confirmed with the applicant that SIDA, acting as Lead Agency, has not made a SEQRA determination yet, the Commission agreed to continue the Public Hearing pending more information from SIDA.

4) SP-19-06 (Continued from 1/28/19 SK, RL, CCP, WB)

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 East Jefferson Street spoke to the City Planning Commission about the proposal, which consists of constructing portions of an apartment building on properties situated at 208, 210, 212, and 224 Ashworth Place.

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

After further discussion and review, during which the Commission confirmed with the applicant that SIDA, acting as Lead Agency, has not made a SEQRA determination yet, the Commission agreed to continue the Public Hearing pending more information from SIDA.

- 5) SP-19-03  
Special Permit-Restaurant  
429-431 Ulster Street  
Home Headquarters, Inc. (owner)  
Recess Coffee and Kitchen, LLC (applicant)  
Business, Class A

Mr. Jason Evans at 101 Arlington Avenue spoke to the City Planning Commission about the proposal, which consists of establishing a restaurant on property situated at 429-431 Ulster Street.

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 and granting expanded waivers from the parking and sign regulations. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 6) SP-19-04  
Special Permit-Light Duty Motor Vehicle Repair  
1200 Park Street  
Mohammad A. Haque (owner/applicant)  
Business, Class A

Ms. Nicole K. Macris, Esq. of Cerio Law Offices at 407 South Warren Street spoke to the City Planning Commission about the proposal, which consists of establishing light-duty motor vehicle repair on property situated at 1200 Park Street.

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

After further discussion and review, during which the Commission reviewed comments received from various City departments and agencies, the Commission agreed to continue the Public Hearing pending receipt of review comments from the City Transportation Planner.

- 7) SP-19-05  
Special Permit-Restaurant  
712-714 East Fayette Street  
712-714 E Fayette Group, LLC (owner)  
Toasty Life, LLC (applicant)  
Business, Class A

Ms. Yvonne Essi at 712 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of establishing a restaurant on property situated at 712-714 East Fayette Street.

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

- 8) Z-2807  
Change of Zone  
From Residential, Class B and Business, Class A to Planned Institutional District  
401 Van Buren Street  
Syracuse University (petitioner)

Ms. Jennifer Bybee from the Syracuse University Office of Campus Planning, Design, and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of changing the zoning designation of property situated at 401 Van Buren Street from Residential, Class B and Business, Class A to Planned Institutional District.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting in order to receive a recommendation from the Onondaga County Planning Board regarding the proposal.

- 9) Z-2813  
Planned Institutional District, District Plan  
Establish Sub-District 10 to the SU PID  
401 Van Buren Street  
Syracuse University (petitioner/owner)  
Residential, Class B and Business, Class A

Ms. Jennifer Bybee from the Syracuse University Office of Campus Planning, Design, and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of establishing Sub-District 10 to the Syracuse University PID on property situated at 401 Van Buren Street.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting in order to receive a recommendation from the Onondaga County Planning Board regarding the proposal.

10) Z-2808

Change of Zone

From Residential, Class B and Business, Class A to Planned Institutional District  
700 and 710-722 University Avenue  
Syracuse University (petitioner)

Ms. Jennifer Bybee from the Syracuse University Office of Campus Planning, Design, and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of changing the zoning designation of property situated at 700 and 710-722 University Avenue from Residential, Class B and Business, Class A to Planned Institutional District.

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 at its next regularly-scheduled meeting in order to receive a recommendation from the Onondaga County Planning Board regarding the proposal.

11) Z-2814

Planned Institutional District, District Plan  
Establish Sub-District 11 to the SU PID  
700 and 710-722 University Avenue  
Syracuse University (petitioner/owner)  
Residential, Class B and Business, Class A

Ms. Jennifer Bybee from the Syracuse University Office of Campus Planning, Design, and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of establishing Sub-District 11 to the Syracuse University PID on property situated at 700 and 710-722 University Avenue.

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 at its next regularly-scheduled meeting in order to receive a recommendation from the Onondaga County Planning Board regarding the proposal.

12) Z-2809

Change of Zone

From Residential, Class B to Planned Institutional District  
504, 506, 510, 514, 600, 602, 602 1/2, 604, and 606 University Avenue, and 909 and 911  
Harrison Street  
Syracuse University (petitioner)

Ms. Jennifer Bybee from the Syracuse University Office of Campus Planning, Design, and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of changing the zoning designation of property situated at 504, 506, 510, 514, 600, 602, 602 1/2, 604, and 606 University Avenue, and 909 and 911 Harrison Street from Residential, Class B to Planned Institutional District.

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 at its next regularly-scheduled meeting in order to receive a recommendation from the Onondaga County Planning Board regarding the proposal.

13) Z-2815

Planned Institutional District, District Plan  
Establish Sub-District 12 to the SU PID  
504, 506, 510, 514, 600, 602, 602 1/2, 604, and 606 University Avenue, and 909 and 911 Harrison Street  
Syracuse University (petitioner/owner)  
Residential, Class B

Ms. Jennifer Bybee from the Syracuse University Office of Campus Planning, Design, and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of establishing Sub-District 12 to the Syracuse University PID on property situated at 504, 506, 510, 514, 600, 602, 602 1/2, 604, and 606 University Avenue, and 909 and 911 Harrison 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 at its next regularly-scheduled meeting in order to receive a recommendation from the Onondaga County Planning Board regarding the proposal.

14) Z-2810

Change of Zone  
From Industrial, Class A to Planned Institutional District  
420 and 500 East Taylor Street and 1202-1204 McBride Street  
Syracuse University (petitioner)

Ms. Jennifer Bybee from the Syracuse University Office of Campus Planning, Design, and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of changing the zoning designation of property situated at 420 and 500 East Taylor Street and 1202-1204 McBride Street from Industrial, Class A to Planned Institutional District.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting in order to receive a recommendation from the Onondaga County Planning Board regarding the proposal.

15) Z-2816

Planned Institutional District, District Plan  
Establish Steam Station Sub-District to the SU PID  
420 and 500 East Taylor Street and 1202-1204 McBride Street  
Syracuse University (petitioner/owner)  
Industrial, Class A

Ms. Jennifer Bybee from the Syracuse University Office of Campus Planning, Design, and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of establishing the Steam Station Sub-District to the

Syracuse University PID on property situated at 420 and 500 East Taylor Street and 1202-1204 McBride Street.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting in order to receive a recommendation from the Onondaga County Planning Board regarding the proposal.

16) Z-2811

Change of Zone

From Residential A-1 and Residential, Class B to Planned Institutional District  
Known in Assessment as 1348-1386, 1500, 1700, 1702, 1800, 1800 Rear, and 2000 Rear East Colvin Street, 100 Edith Street, 617-625, 701, and 801 Thurber St, and 1311 Jamesville Avenue  
Syracuse University (petitioner)

Ms. Jennifer Bybee from the Syracuse University Office of Campus Planning, Design, and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of changing the zoning designation of property known in Assessment as 1348-1386, 1500, 1700, 1702, 1800, 1800 Rear, and 2000 Rear East Colvin Street, 100 Edith Street, 617-625, 701, and 801 Thurber St, and 1311 Jamesville Avenue from Residential A-1 and Residential, Class B to Planned Institutional District.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting in order to receive a recommendation from the Onondaga County Planning Board regarding the proposal.

17) Z-2817

Planned Institutional District, District Plan

Establish South Campus Sub-District to the SU PID

Known in Assessment as 1348-1386, 1500, 1700, 1702, 1800, 1800 Rear, and 2000 Rear East Colvin Street, 100 Edith Street, 617-625, 701, and 801 Thurber St, and 1311 Jamesville Avenue  
Syracuse University (petitioner/owner)  
Residential A-1 and Residential, Class B

Ms. Jennifer Bybee from the Syracuse University Office of Campus Planning, Design, and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of establishing the South Campus Sub-District to the Syracuse University PID on property known in Assessment as 1348-1386, 1500, 1700, 1702, 1800, 1800 Rear, and 2000 Rear East Colvin Street, 100 Edith Street, 617-625, 701, and 801 Thurber St, and 1311 Jamesville Avenue.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting in order to receive a recommendation from the Onondaga County Planning Board regarding the proposal.

18) Z-2812

Change of Zone

From Residential, Class B and Commercial, Class B to Planned Institutional District  
201 Ainsley Drive and 1320 and 1330 Jamesville Avenue  
Syracuse University (petitioner)

Ms. Jennifer Bybee from the Syracuse University Office of Campus Planning, Design, and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of changing the zoning designation of property situated at 201 Ainsley Drive and 1320 and 1330 Jamesville Avenue from Residential, Class B and Commercial, Class B to Planned Institutional District.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting in order to receive a recommendation from the Onondaga County Planning Board regarding the proposal.

19) Z-2818

Planned Institutional District, District Plan

Establish Ainsley Sub-District to the SU PID

201 Ainsley Drive and 1320 and 1330 Jamesville Avenue

Syracuse University (petitioner/owner)

Residential, Class B and Commercial, Class B

Ms. Jennifer Bybee from the Syracuse University Office of Campus Planning, Design, and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of establishing the Ainsley Sub-District to the Syracuse University PID on property situated at 201 Ainsley Drive and 1320 and 1330 Jamesville Avenue.

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

After further discussion and review, the City Planning Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting in order to receive a recommendation from the Onondaga County Planning Board regarding the proposal.

20) 3S-19-03

Three-Mile Limit Subdivision Review-Allen Road Office Park Subdivision

Divide One Parcel into Two New Lots

5229 West Taft Road, Town of Clay

Hafner Developers, Inc. (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 at 5229 West Taft 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, 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.

VI. Minor Modifications

- 1) SP-71-14M2  
Special Permit Modification-Care Home  
Modify Façades  
947 Pond Street  
Syracuse Housing Authority (owner/applicant)  
Residential, Class B-1

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse 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. Ms. Rebecca Livengood seconded the request. The motion passed unanimously.

VII. New Business

- 1) Z-2819  
Project Plan  
Exterior Renovations of Schine Student Center  
200-204 Waverly Avenue  
Syracuse University (owner/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. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration. Mr. Walter Bowler seconded the request. The motion passed unanimously.

VIII. Authorizations

Ms. Rebecca Livengood made a motion to authorize those cases listed for Public Hearings, in addition to those Hearings held open from this meeting, on Monday, March 11, 2019. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- IX. Ms. Christine Capella-Peters made a motion to adjourn at 8:03 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously.