

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
March 11, 2019

I. Summary of cases discussed herein:

R-19-025	PR-19-03	SP-19-06	SP-19-04	Z-2807	Z-2813
Z-2809	Z-2815	Z-2810	Z-2816	Z-2811	Z-2817
Z-2812	Z-2818	Z-2796M1	SP-07-12M2	R-19-08	R-19-09
R-19-10	R-19-12	Z-2820	R-19-13	Z-2821	Z-2822
Z-2653M2	SR-19-03				

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

Ms. Rebecca Livengood made a motion to approve the minutes of the February 19, 2019, Regular Meeting of the City Planning Commission. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) R-19-02 (Continued from 2/19/19 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, at which time he informed the Commission that the Syracuse Industrial Development Agency (SIDA) had not completed the SEQRA review.

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 pending more information from the Syracuse Industrial Development Agency (SIDA).

- 2) PR-19-03 (Continued from 2/19/19 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, at which time he informed the Commission that the Syracuse Industrial Development Agency (SIDA) had not completed the SEQRA review.

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 pending more information from SIDA.

- 3) SP-19-06 (Continued from 2/19/19 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, at which time he informed the Commission that the Syracuse Industrial Development Agency (SIDA) had not completed the SEQRA review.

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 pending more information from SIDA.

- 4) SP-19-04 (Continued from 2/19/19 SK, RL, CCP, WB)
Special Permit-Light Duty Motor Vehicle Repair
1200 Park Street
Mohammad A. Haque (owner/applicant)
Business, Class A

Mr. Donald Doerr 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, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and granting one waiver from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the sign requirements. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 5) Z-2807 (Continued from 2/19/19 SK, RL, CCP, WB)
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, 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.

- 6) Z-2813 (Continued from 2/19/19 SK, RL, CCP, WB)
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, 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.

- 7) Z-2809 (Continued from 2/19/19 SK, RL, CCP, WB)
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, 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.

- 8) Z-2815 (Continued from 2/19/19 SK, RL, CCP, WB)
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, Ms. Rebecca Livengood made a motion to approve the request with a negative SEQRA declaration. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

- 9) Z-2810 (Continued from 2/19/19 SK, RL, CCP, WB)
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, at which time Ms. Bybee indicated the University is reconsidering its request.

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 allow Syracuse University to reconsider its request.

- 10) Z-2816 (Continued from 2/19/19 SK, RL, CCP, WB)
Planned Institutional District, District Plan
Establish Steam Plant 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 District, at which time Ms. Bybee indicated the University is reconsidering its request.

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 allow Syracuse University to reconsider its request.

- 11) Z-2811 (Continued from 2/19/19 SK, RL, CCP, WB)
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, at which time Ms. Bybee indicated the University was considering revising the petition in response to public comments.

No one spoke in favor of the proposal. Seven 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 allow Syracuse University to revise the petition in response to public comments.

- 12) Z-2817 (Continued from 2/19/19 SK, RL, CCP, WB)
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, at which time Ms. Bybee indicated the University was considering revising the petition in response to public comments.

No one spoke in favor of the proposal. Seven 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 allow Syracuse University to revise the petition in response to public comments.

- 13) Z-2812 (Continued from 2/19/19 SK, RL, CCP, WB)
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, 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.

- 14) Z-2818 (Continued from 2/19/19 SK, RL, CCP, WB)
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, or 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.

15) Z-2796M1

Planned Institutional District, District Plan Amendment
Amend District Plan for S.U. PID Sub-District #3
100 University Place and 905-925 Irving Avenue
Syracuse University (owner/applicant)
Planned Institutional District

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 amending the Planned Institutional District (PID) District Plan for Sub-District 3 to the Syracuse University PID on property situated at 100 University Place and 905-925 Irving Avenue in order to facilitate the construction of an addition to Link Hall.

No one spoke in favor of, or 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.

16) SP-07-12M2

Special Permit Modification-Restaurant
Modify Floor Plan, Elevation, and Signage
500-506 Westcott Street
Mr. Lady Bug, LLC (owner)
Devine, Inc. (applicant)
Business, Class A

Mr. Bill Pitcher of Pitcher Architect at 124 Feigel Avenue spoke to the City Planning Commission about the proposal, which consists of modifying the floor plan, elevation, and signage for a Special Permit for a Restaurant on property situated at 500-506 Westcott Street.

No one spoke in favor of, or 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 two waivers from the City of Syracuse Zoning Rules and Regulations, as amended, as they pertain to the Special Permit sign regulations and the Local Business sign regulations; noting the actual letter dimensions as illustrated in the application. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

17) R-19-08

Resubdivision
Combine Two Properties into One New Lot
309 and 311 Marguerite Avenue
Patrick DiDomenico and
The Greater Syracuse Property Development Corporation (owners/applicants)
Residential, Class AA

Ms. Terri Lockett 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 309 and 311 Marguerite 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.

18) R-19-09

Resubdivision

Combine Two Properties into One New Lot

1413 and 1417 West Colvin Street

Chareeta Wright and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class A-1

Ms. Terri Lockett 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 1413 and 1417 West Colvin 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.

19) R-19-10

Resubdivision

Combine Five Properties into One New Lot

223-225, 229, 233 West Colvin Street and 115, 119 Cannon Street

Jennifer O'Selmo and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class AA

Ms. Terri Lockett 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 five properties situated at 223-225, 229, 233 West Colvin Street and 115, 119 Cannon 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. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

20) R-19-12

Resubdivision

Combine Two Properties into One New Lot

2013, 2017 Lodi Street

Anthony Parente and

The Greater Syracuse Property Development Corporation (owners/applicants)

Business, Class A

Ms. Terri Lockett 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 2013, 2017 Lodi 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.

21) Z-2820

Change of Zone

From Office, Class B to Planned Institutional District

525 East Willow Street

St Joseph's Health Center (petitioner)

Mr. Kevin Gilligan of Costello, Cooney, and Fearon, PLLC at 500 Plum Street, spoke to the City Planning Commission about the proposal, which consists of changing the zoning designation of property situated at 525 East Willow Street from Office, Class B to Planned Institutional District.

No one spoke in favor of, or 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.

22) R-19-13

Resubdivision

Combine Eight Properties into One New Lot

400-410 Hickory Street, 501, 507, 515, 517-523, 525 East Willow Street, and

104-106 and 108-110 Prospect Avenue

St. Joseph's Health Center (owner/applicant)

Planned Institutional District and Office, Class B

Mr. Kevin Gilligan of Costello, Cooney, and Fearon, PLLC at 500 Plum Street, spoke to the City Planning Commission about the proposal, which consists of combining eight properties situated at 400-410 Hickory Street, 501, 507, 515, 517-523, 525 East Willow Street, and 104-106 and 108-110 Prospect Avenue into one new Lot to facilitate the construction of a parking garage.

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.

23) Z-2821

PID District Plan Amendment
Expand the St Joseph's PID
400-410 Hickory Street, 501, 507, 515, 517-523, 525 East Willow Street, and
104-106 and 108-110 Prospect Avenue
St. Joseph's Health Center (owner/applicant)
Planned Institutional District and Office, Class B

Mr. Kevin Gilligan of Costello, Cooney, and Fearon, PLLC at 500 Plum Street, spoke to the City Planning Commission about the proposal, which consists of expanding the St Joseph's PID to include property situated at 525 East Willow Street to facilitate the construction of a parking garage.

No one spoke in favor of, or 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.

VI. New Business

1) Z-2822

Project Plan Review-New Construction
Construct a Five-Story Parking Garage
400-410 Hickory St, 104-106 and 108-110 Prospect Ave, and
501, 507, 515, 517-523, and 525 E Willow St
St. Joseph's Health Center (owner/applicant)
Planned Institutional District and Office, 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. Christine Capella-Peters made a motion to hold a Public Hearing on the proposal and requested additional information with respect to air quality and traffic impact. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

2) Z-2653M2

Project Plan Review-New Construction
Construct an Addition to Link Hall
100 University Place (aka 130 Smith Drive)
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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) SR-19-03
Site Plan Review
Install and Co-locate Nine (T-Mobile) Panel Antennas
2648 South Salina Street
Dunk & Bright Holding, LLC (owner/applicant)
Business, Class A

Mr. Matt Kerwin of Barclay Damon, LLP, at 125 East Jefferson Street, spoke to the 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 motion. The motion passed unanimously.

VII. Discussion

- 1) City Planning Commission Meeting Schedule
Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about revising the meeting schedule for the next two meetings to accommodate pending absences by Commission members due to travel requirements.

Staff recommended the next two meetings be rescheduled from April 1 and April 22, 2019, to April 8 and April 30, 2019, respectively.

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

VIII. Authorizations

Ms. Christine Capella-Peters made a motion to authorize those cases listed for Public Hearings, in addition to those Hearings held open and/or authorized from this meeting, on Monday, April 8, 2019. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- IX. Ms. Rebecca Livengood made a motion to adjourn at 8:36 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously.