

Minutes of the Regular Meeting of the  
City of Syracuse Planning Commission  
City Hall, Syracuse, New York  
April 8, 2019

I. Summary of cases discussed herein:

R-19-025	PR-19-03	SP-19-06	Z-2810	Z-2816	Z-2811
Z-2817	Z-2822	SP-19-08	SP-19-09	R-19-14	R-19-15
R-19-17	R-19-19	3S-19-04	3S-19-05	3S-19-06	SP-18-24M1
SP-76-26M1					

II. Attendance

Members Present

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

Staff Present

Ms. Heather Lamendola  
Ms. Kathryn Ryan

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

IV. Approval of Minutes

Ms. Capella Peters made a motion to approve the minutes of the March 11, 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 3/11/19 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

Staff explained that this application has been withdrawn by the applicant's attorney in a letter dated April 5, 2019.

- 2) PR-19-03 (Continued from 3/11/19 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

Staff explained that this application has been withdrawn by the applicant's attorney in a letter dated April 5, 2019.

- 3) SP-19-06 (Continued from 3/11/19 SK, RL, CCP, WB)  
Special Permit-Apartment Building  
208, 210, 212, and 224 Ashworth Place  
Northside Genesee Associates, LLC (owner/applicant)  
Residential, Class C

Staff explained that this application has been withdrawn by the applicant's attorney in a letter dated April 5, 2019.

- 4) Z-2810 (Continued from 3/11/19 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)

Staff explained that this petition has been withdrawn by the applicant in an e-mail dated March 28, 2019.

- 5) Z-2816 (Continued from 3/11/19 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

Staff explained that this petition has been withdrawn by the applicant in an e-mail dated March 28, 2019.

- 6) Z-2811 (Continued from 3/11/19 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)

Greg Faucher, Syracuse University's attorney spoke to the Commission about the proposal and the changes that have occurred in the petition since the last meeting. The petitioner has revised the plan to omit a portion of the Residential, Class A-1 zoning district which includes Roe Avenue and Arnold Avenue.

Gloria Sage of 1217 Jamesville Avenue, Sheldon Ashkin of 1319 Cumberland Avenue, Lucia Whisenand of Nursery Lane, Richard Lee of 29 Nursery Lane, Wendy Vanderbogart at 32 Nursery Lane, Ed O'Rourke of 36 Nursery Lane, John Boyland of 201 Arnold Avenue, Jimmy Ginteen of 1318 Cumberland Avenue, Carol Terry of 17 Nursery Lane, and Kevin Montgomery of 205 Arnold Avenue spoke in opposition to the petition. No one spoke in favor of the petition.

Greg Faucher, attorney for the applicant responded the concerns of those that spoke in opposition to the petition.

After discussion and review, Ms. Chris Capella Peters made a motion to approve the petition with the condition that all of the Residential, Class A-1 properties be removed from the zone change petition with a Negative SEQRA declaration. The motion was seconded by Mr. Walter Bowler, and passed unanimously.

- 7) Z-2817 (Continued from 3/11/19 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 (owner)  
Residential A-1 and Residential, Class B

Greg Faucher, Syracuse University's attorney spoke to the Commission about the proposal. Mr. Faucher stated that the District Plan submitted reflects the existing conditions on the properties.

Gloria Sage of 1217 Jamesville Avenue, Sheldon Ashkin 1319 Cumberland Avenue, Lucia Whisenand of Nursery Lane, Richard Lee of 29 Nursery Lane, Wendy Vanderbogart at 32 Nursery Lane, Ed O'Rourke of 36 Nursery Lane, and John Boyland of 201 Arnold Avenue, and Jimmy Ginteen of 1318 Cumberland Avenue, Carol Terry of 17 Nursery Lane, and Kevin Montgomery of 205 Arnold Avenue spoke in opposition to the petition. No one spoke in favor of the petition.

After discussion and review, Ms. Chris Capella Peters made a motion to approve the petition with the condition that all of the Residential, Class A-1 properties be removed from the district plan to reflect the decision regarding the zone change petition with a Negative SEQRA declaration. The motion was seconded by Mr. Walter Bowler, and passed unanimously.

- 8) 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

Kevin Gilligan, attorney for the applicant from Costello, Cooney, and Fearon, presented the proposal to the Commission. The Commission had requested a public hearing for this proposal and additional information regarding storm water management and traffic impact. Mr. Christian Day from St. Joseph's Health Center also spoke to the Commission about plans for the existing garage.

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

After discussion and review, Mr. Walter Bowler made a motion to approve the proposal with the requested sign waiver with a Negative SEQRA declaration. The motion was seconded by Ms. Chris Capella Peters, and passed unanimously.

- 9) SP-19-08  
Special Permit-Restaurant  
900 East Fayette Street  
900 East Fayette Group, LLC (owner)  
Strong Hearts Café, LLC (applicant)  
Business, Class A

Jason Evans, on behalf of his wife, who is the applicant, spoke to the Commission about the proposal.

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

After discussion and review, Ms. Chris Capella Peters made a motion to approve the proposal with the requested waivers with a Negative SEQRA declaration. The motion was seconded by Mr. Walter Bowler, and passed unanimously.

- 10) SP-19-09  
Special Permit-Restaurant  
466 Westcott Street  
RJ Westcott Holdings, LLC (owner)  
Cure Delicatessen and Provisions, LLC (applicant)  
Business, Class A

Dan Mevic, attorney for the applicant spoke to the Commission about the proposal. The Commission asked if there were any dumpsters on site. In response to the Commission, the applicant stated that trash and debris will be handled off-site. The Commission also noted that the site plan is inaccurate as it does not illustrate on site conditions of access into the property.

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

After discussion and review, Ms. Chris Capella Peters made a motion to approve with a Negative SEQRA declaration, with the conditions that the applicant meet all of the comments by the Transportation Planner, which include providing bicycle parking, a wider walkway from Westcott Street, a walkway from the side of the patio to Dell Street, and providing striping (in coordination with DPW) to prevent vehicles from parking on the street in front of the driveway fronting on Dell Street. A new site plan should be provided to include these modifications as well as accurately illustrating the steps necessary in order to access the building. The motion was seconded by Mr. Walter Bowler, and passed unanimously.

- 11) R-19-14  
Resubdivision  
Combine Three Properties into One New Lot  
522, 526, and 532 (aka 526-532) Roberts Avenue  
John J. Capozzolo, III (owner/applicant)  
Residential, Class A-1

John Cappozzolo, property owner, spoke to the Commission about the proposal.

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

After discussion and review, Mr. Walter Bowler made a motion to approve the proposal with a Negative SEQRA declaration. The motion was seconded by Ms. Chris Capella Peters who noted the oddly sized lots in the vicinity, and the motion passed unanimously.

12) R-19-15

Resubdivision

Combine Two Properties into One New Lot

168 and 172 West Matson Avenue

Kristine Capria and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class A-1

Terri Luckett of the Greater Syracuse Property Development Corporation spoke to the Commission about the proposal.

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

After discussion and review, Ms. Chris Capella Peters made a motion to approve the proposal noting the topography issues, with a Negative SEQRA declaration. The motion was seconded by Mr. Walter Bowler and passed unanimously.

13) R-19-17

Resubdivision

Combine Three Properties into One New Lot

222, and 224 and 226 (aka 226) Hunt Avenue

Leona Jones and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class AA

Terri Luckett of the Greater Syracuse Property Development Corporation spoke to the Commission about the proposal.

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

After discussion and review, Mr. Walter Bowler made a motion to approve the proposal with a Negative SEQRA declaration. The motion was seconded by Chris Capealla Peters, and passed unanimously.

14) R-19-19

Resubdivision

Combine Two Properties into One New Lot

300, 306-312, and 320-324 South Salina Street and 115 West Fayette Street

300 Block, LLC (owner/applicant)

Central Business District-Retail

No one was present to speak to the Commission about the proposal.

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

After discussion and review, Chris Capella Peters made a motion to approve the proposal with a Negative SEQRA declaration. The motion was seconded by Mr. Walter Bowler, and passed unanimously.

15) 3S-19-04

Three-Mile Limit Subdivision Review-Church of the Living Word Subdivision  
Combine Two Parcels into One New Lot  
6099 Court Street Road, Town of DeWitt  
Church of the Living Word (owner/applicant)

No one was present to speak to the Commission about the proposal.

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

After discussion and review, Mr. Walter Bowler made a motion to approve the proposal with a Negative SEQRA declaration. The motion was seconded by Ms. Chris Capella Peters and passed unanimously.

16) 3S-19-05

Three-Mile Limit Subdivision Review-Town Center Subdivision  
Divide Two Parcels into Three New Lots  
350 Town Drive, Town of Manlius  
Route 5 Company, LLC (owner/applicant)

No one was present to speak to the Commission about the proposal.

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

After discussion and review, Ms. Chris Capella Peters made a motion to approve the proposal with a Negative SEQRA declaration. The motion was seconded by Mr. Walter Bowler and passed unanimously.

17) 3S-19-06

Three-Mile Limit Subdivision Review-Dunrovin Homestead Amended Subdivision  
Combine Two Parcels into one New Lot  
6388 Carson Drive, Town of DeWitt  
Sead Hasinovic (owner/applicant)

No one was present to speak to the Commission about the proposal.

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

After discussion and review, Mr. Walter Bowler made a motion to approve the proposal with a Negative SEQRA declaration. The motion was seconded by Ms. Chris Capella Peters and passed unanimously.

I. Minor Modification

1) SP-18-24M1

Special Permit Modification-Indoor Amusement and Recreation  
Modify Floor Plan  
610 Marcellus Street  
Tino Lampuri (owner/applicant)  
Industrial, Class A

The Zoning Administrator spoke to the Commission about the proposal.

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

- 2) SP-76-26M1  
Special Permit Modification-Restaurant  
Establish a Church as a Tenant Use  
500-524 Butternut Street  
Butternut Real Estate Corporation (owner)  
Vineyard Church (applicant)  
Business Class A and Residential Class A

The Zoning Administrator spoke to the Commission about the proposal.

After discussion and review, Ms. Chris Capella Peters made a motion to approve so long as the Transportation Planners comments were addressed with a Negative SEQRA declaration. Mr. Walter Bowler seconded, and the motion passed unanimously.

#### VI. Authorizations and Next Meeting

Staff indicated that the next scheduled meeting on Tuesday April 30, 2019 has a conflict with the Common Council's budget hearing, which will be held in the Common Council Chambers. Staff suggested that they could still hold the meeting on that date and time in another location such as the iLab. If the iLab is not available the Commission could hold the meeting on Monday April 29, 2019. Staff will let the Commission know as soon as possible about the location change. Ms. Christine Capella Peters made a motion to authorize those cases listed for Public Hearings for their next meeting. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- II. Ms. Chris Capella Peters made a motion to adjourn at 8:00 p.m. Mr. Walter Bowler seconded the motion. The motion passed unanimously.