

Minutes of the Regular Meeting of the  
City of Syracuse Planning Commission  
City Hall, Syracuse, New York  
April 30, 2019

I. Summary of cases discussed herein:

SP-19-11	SR-02-06M3	R-19-03	R-19-11	R-19-21
R-19-24	R-19-25	R-19-28	SP-95-34M4	

II. Attendance

Members Present

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

Staff Present

Mr. Jeff Harrop  
Ms. Kathryn Ryan

III. Meeting called to order at 6:00 p.m.

IV. Approval of Minutes

Ms. Capella Peters made a motion to approve the minutes of the April 8, 2019, Regular Meeting of the City Planning Commission. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

V. Public Hearings

1) SP-19-11

Special Permit-Indoor Amusement and Recreation  
4706-4730 Onondaga Boulevard Rear  
Wegmans Enterprises, Inc. (owner)  
Dean Panos (applicant)  
Business, Class A

Mr. Craig Polhamus at 219 Burnet Avenue spoke to the City Planning Commission about the proposal, which consists of establishing a fitness center on property situated at 4706-4730 Onondaga Boulevard Rear.

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

After further discussion and review, during which the applicant clarified proposed signage and the number of employees, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration and granting a waiver from the sign regulations. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

2) SR-02-06M3

Site Plan Review-Antenna  
Install Three New (Sprint) 2500 MIMO Antennas  
2306 South Salina Street  
Peoples African Methodist Episcopal Zion Church (owner)  
Kyle Richers o/b/o Sprint (applicant)  
Residential, Class AA

Mr. Kyle Richers at 10 Industrial Avenue, Mahwah, New Jersey, spoke to the City Planning Commission about the proposal, which consists of installing three wireless antennas and associated equipment on property situated at 2306 South Salina Street.

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

After further discussion and review, during which the Commission considered comments from the Syracuse Landmark Preservation Board recommending a formal review of the proposal by the Preservation Board, the Commission agreed to continue the Public Hearing on May 13, 2019, to afford the Preservation Board an opportunity to formally review the proposal.

3) R-19-03

Resubdivision  
Combine Two Properties into One New Lot  
147 and 151 Seventh North Street  
Tina Le (owner/applicant)  
Residential, Class A-1

Mr. David Magnarelli at 5111 West Genesee Street, Camillus, New York, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 147 and 151 Seventh North 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.

4) R-19-11

Resubdivision  
Combine Two Properties into One New Lot  
1009 and 1011 North Townsend Street  
Bieu Nguyen and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Business, Class A

Ms. Terri Lockett from the Syracuse Landmark Preservation Board at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 1009 and 1011 North Townsend Street into one new Lot.

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.

5) R-19-21

Resubdivision

Combine Two Properties into One New Lot

1702 and 1712-1714 Midland Avenue

Gregory and Barbara Edwards and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class AA

Ms. Tysha Marin from the Northeast Hawley Development Association at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 1702 and 1712-1714 Midland Avenue into one new Lot.

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.

6) R-19-24

Resubdivision

Combine Two Properties into One New Lot

200-206 and 210-212 Furman Street

Dayton T. Stokes and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class AA

Ms. Tysha Marin from the Northeast Hawley Development Association at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 200-206 and 210-212 Furman 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.

- 7) R-19-25  
Resubdivision  
Combine Three Properties into One New Lot  
235-237, 305, and 309 Cannon Street  
Theresa Oakes and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Residential, Class AA

Ms. Tysha Marin from the Northeast Hawley Development Association at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 235-237, 305, and 309 Cannon Street into one new Lot.

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) R-19-28  
Resubdivision  
Combine Three Properties into One New Lot  
511, 513, and 515 Gifford Street  
Delphus P. Monette and  
The Greater Syracuse Property Development Corporation (owners/applicants)  
Residential, Class AA

Ms. Terri Lockett from the Syracuse Landmark Preservation Board at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 511, 513, and 515 Gifford 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.

## VI. Minor Modification

- 1) SP-95-34M4  
Special Permit Modification-Restaurant  
Modify Site Plan  
2943 Erie Boulevard East  
2943 Erie Boulevard East, LLC (owner)  
Daniel Giamartino (applicant)  
Industrial, Class A

Mr. Jeff Harrop from the City of Syracuse Office of Zoning Administration 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.

VII. 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, May 13, 2019. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

VIII. Ms. Christine Capella-Peters made a motion to adjourn at 6:58 p.m. Mr. George Lynch seconded the motion. The motion passed unanimously.