

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
June 3, 2019

I. Summary of cases discussed herein:

SP-19-13 R-19-30 R-19-32 SP-19-14 R-19-33

II. Attendance

Members Present

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

Staff Present

Ms. Heather Lamendola
Mr. Jeff Harrop

III. Meeting called to order at 6:03 p.m.

IV. Approval of Minutes

Ms. Capella Peters made a motion to approve the minutes of the May 13, 2019, Regular Meeting of the City Planning Commission. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

V. Public Hearings

1) SP-19-13

Special Permit-Indoor Amusement and Recreation
871 Van Rensselaer Street
Salt City Enterprises, LLC (owner/applicant)
Lakefront, T-5

Mr. Len Montreal from Salt City Enterprises, LLC at 621 Hiawatha Boulevard West, spoke to the City Planning Commission about the proposal, which consists of establishing a fitness center on property situated at 871 Van Rensselaer Street.

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

After further discussion and review, the Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting to afford members of the Commission additional time to consider the request and conduct a site visit.

- 2) R-19-30
Resubdivision
Combine Three Properties into One New Lot
3800, 3840, and 3850-3862 East Genesee Street
May Memorial Unitarian Universalist Society (owner/applicant)
Residential, Class A-1

Neither the property owner, applicant, or designated representative appeared to speak to the City Planning Commission about the proposal, which consists of combining three properties situated at 3800, 3840, and 3850-3862 East Genesee Street into one new Lot.

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

The Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting to afford the property owner, applicant, or designated representative an opportunity to present the proposal to the Commission.

- 3) R-19-32
Resubdivision
Combine Three Properties into One New Lot
1226 and 1228 East Fayette Street
Lin Fen (owner/applicant)
Business, Class A

Mr. Paul Bolinski at 114 Windemere Road spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 1226 and 1228 East Fayette Street into one new Lot and is a companion application to a Special Permit application for a Restaurant (SP-19-14).

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

After further discussion and review, the Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting in order to evaluate the associated Special Permit application.

- 4) SP-19-14
Special Permit-Restaurant
1226 and 1228 East Fayette Street
Lin Fen (owner)
Paul Bolinski (applicant)
Business, Class A

Mr. Paul Bolinski at 114 Windemere Road spoke to the City Planning Commission about the proposal, which consists of establishing a coffee shop on property situated at 1226 and 1228 East Fayette Street.

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

After further discussion and review, the Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting to afford the DPW Transportation Planner an opportunity to comment on the revised site plan that addresses parking, ingress and egress, and other issues raised by the Commission.

5) R-19-33

Resubdivision

Combine Four Properties into Two New Lots

108, 110, 112, 114 Williams Street

Randall Hoose, Linda Phinney, and

The Greater Syracuse Property Development Corporation (owners/applicants)

Industrial, Class A

Ms. Tysha Martin from the Northeast Hawley Development Association at 101 Gertrude Street spoke to the City Planning Commission about the proposal, which consists of combining four properties situated at 108, 110, 112, 114 Williams Street 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. George Lynch seconded the motion. The motion passed unanimously.

VI. Authorizations

Mr. Walter Bowler made a motion to authorize those cases listed, as well as the four cases continued from this meeting, for Public Hearings on Monday, June 3, 2019. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VII. Authorizations

Ms. Rebecca Livengood made a motion to adjourn at 6:58 p.m. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.