

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
June 24, 2019

I. Summary of cases discussed herein:

SP-19-13	R-19-30	R-19-32	SP-19-14	SP-19-15
R-19-36	R-19-37	SR-19-06	Z-2824	Z-2825
R-19-38	SP-17-06M1	SP-19-10	PR-17-04	

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

III. Meeting called to order at 6:02 p.m.

IV. Approval of Minutes

Mr. Walter Bowler made a motion to approve the minutes of the June 3, 2019, Regular Meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) SP-19-13 (Continued from 6/3/2019 SK, RL, CCP, WB, GL)
Site Plan Review-Establish a Fitness Center
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, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and granting one Exemption from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking requirements. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) R-19-30 (Continued from 6/3/2019 SK, RL, CCP, WB, GL)
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

Mr. Peter Coleman, at 4921 Palmer Road in Manlius, New York, spoke 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.

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.

- 3) R-19-32 (Continued from 6/3/2019 SK, RL, CCP, WB, GL)
Resubdivision
Combine Three Properties into One New Lot
1224, 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, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

- 4) SP-19-14 (Continued from 6/3/2019 SK, RL, CCP, WB, GL)
Special Permit-Restaurant
1224, 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, Ms. Christine Capella-Peters made a motion to approve the revised request with a negative SEQRA declaration. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 5) SP-19-15
Automatic Special Permit-Restaurant
1801 Butternut Street
Jack Martin, Inc. (owner)
Laura M. Martin (applicant)
Business, Class A

Mr. Vince Raymond of VIP Structures at One Webster's Landing, and Ms. Laura Martin at 1304 Buckley Road, spoke to the City Planning Commission about the proposal, which consists of non-substantial modifications to an existing Restaurant on property situated at 1801 Butternut Street.

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

- 6) R-19-36
Resubdivision
Divide Two Properties into Four New Lots
825 Comstock Avenue and 123 Stratford Street
Isaac Benishai (owner/applicant)
Residential, Class A-1

Mr. James Knittel at 239 East Water Street, spoke to the City Planning Commission about the proposal, which consists of dividing two properties situated at 825 Comstock Avenue and 123 Stratford Street into four new Lots for the purpose of constructing four single-family dwellings.

No one spoke in favor of the proposal. Five people spoke in opposition to the proposal. Three letters in opposition to the proposal were provided to the Planning Commission.

After further discussion and review, during which the Commission requested a topographic analysis of the properties from the City of Syracuse Engineer, the Commission agreed to continue the Public Hearing on July 15, 2019.

- 7) R-19-37
Resubdivision
Combine Two Properties into One New Lot
218 and 228 LaFayette Road
Elmcrest Children's Center, Inc. (owner/applicant)
Residential, Class A-1

Mr. Matt Kerwin of Barclay Damon, LLP at 125 East Jefferson Street, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 218 and 228 Lafayette Road into one new Lot.

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

After further discussion and review, during which the Commission acknowledged the proposal was still under review by the Onondaga County Planning Board pursuant to GML §239, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and a condition that the applicant comply with any comments or recommendations as may be levied by the Onondaga County Planning Board. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

8) SR-19-06

Site Plan Review

Construct a Two-Family Dwelling

508 Marquette Street

The Greater Syracuse Property Development Corporation (owner)

A Tiny Home For Good, Inc. (applicant)

Lakefront, T-4

Mr. Andrew Luetta at 514 Rowland Street, and Mr. Craig Polhamus at 219 Burnet Avenue, spoke to the City Planning Commission about the proposal, which consists of constructing a two-family dwelling on property situated at 508 Marquette Street.

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

After further discussion and review, during which the Commission acknowledged the proposal was still under review by the Onondaga County Planning Board pursuant to GML §239, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and a condition that the applicant comply with any comments or recommendations as may be levied by the Onondaga County Planning Board. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

9) Z-2824

Change of Zone

161-213, and 221-223 Richmond Avenue, 538&576 Tracy Street,

115 Van Rensselaer Street, and 738-766 and 770 Erie Boulevard West

Change the Zoning Designation from Industrial, Class A, Business, Class A, and Residential, Class A to Planned Development District

Ranalli ALA and Richmond UAS Properties, LLC (owners/petitioner)

Mr. Brian Bouchard of CHA Consultants at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of changing the zoning designation of properties situated at 161-213, and 221-223 Richmond Avenue, 538&576 Tracy Street, 115 Van Rensselaer Street, and 738-766 and 770 Erie Boulevard West from Industrial, Class A, Business, Class A, and Residential, Class A to Planned Development 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.

10) Z-2825

Planned Development District Plan

161-213, and 221-223 Richmond Avenue, 538&576 Tracy Street,
115 Van Rensselaer Street, and 738-766 and 770 Erie Boulevard West
Ranalli ALA and Richmond UAS Properties, LLC (owners/applicants)
Industrial, Class A, Business, Class A, and Residential, Class A

Mr. Brian Bouchard of CHA Consultants at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of establishing a District Plan for a proposed Planned Development District on properties situated at 161-213, and 221-223 Richmond Avenue, 538&576 Tracy Street, 115 Van Rensselaer Street, and 738-766 and 770 Erie Boulevard West.

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.

11) R-19-38

Resubdivision

Combine Six Properties into Two New Lots

161-213, and 221-223 Richmond Avenue, 538&576 Tracy Street,
115 Van Rensselaer Street, and 738-766 and 770 Erie Boulevard West
Ranalli ALA and Richmond UAS Properties, LLC (owners/applicants)
Industrial, Class a, Business, Class A, and Residential, Class A

Mr. Brian Bouchard of CHA Consultants at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of combining six properties situated at 161-213, and 221-223 Richmond Avenue, 538&576 Tracy Street, 115 Van Rensselaer Street, and 738-766 and 770 Erie Boulevard West into two new Lots.

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. Christine Capella-Peters seconded the motion. The motion passed unanimously.

VI. Minor Modifications

- 1) SP-17-06M1
Special Permit Modification-Offices
Floor Plan and Exterior Modifications
1603 West Genesee Street
Dwell Equity Group (owner/applicant)
Residential, Class C

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.

VII. New Business

- 1) SP-19-10
Automatic Special Permit-Restaurant
309-315 South Franklin Street
My Grain, LLC (owner/applicant)
Central Business District-General Service A

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.

- 2) PR-17-04
Project Site Review-Demolition and New Construction
Time Extension, 2nd Request
718, 720 and 728 East Genesee Street, 410 and 412 Furman Avenue (unopened), and
523, 525, 527, and 529 Cedar Street (aka 728 East Genesee Street)
728 EGSU, LLC (owner/applicant)
Business, Class A

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 a 12-month time extension. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

VIII. Authorizations

Mr. Walter Bowler made a motion to authorize those cases listed for Public Hearings, in addition to those Hearings held open from this meeting, on Monday, July 15, 2019. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

IX. Ms. Christine Capella-Peters made a motion to adjourn at 9:05 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.