

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
July 15, 2019

I. Summary of cases discussed herein:

| | | | | |
|------------|------------|------------|---------|----------|
| R-19-36 | R-19-34 | R-19-39 | R-19-42 | 3S-19-07 |
| SP-87-04M4 | SP-91-34M6 | SR-11-12M1 | Z-2826 | |

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
Ms. Kathryn Ryan

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

IV. Approval of Minutes

Mr. Walter Bowler made a motion to approve the minutes of the June 24, 2019, Regular Meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) R-19-36 (Continuation from 6/24/2019 SK, RL, CCP, WB)
Resubdivision
Divide Two Properties into Four New Lots
825 Comstock Avenue and 123 Stratford Street
Isaac Benishai (owner/applicant)
Residential, Class A-1

The applicant withdrew the application on July 15, 2019. No action was taken by the City Planning Commission.

- 2) R-19-34
Resubdivision
Realign 17 properties and Portions of Open Space into 15 New Lots
93, 94, 95, 96, 97, 98, 101, 103, 105, 107, 131, 135, 139, 161, 165, 169, and
173 Xavier Circle
Robert Doucette (owner/applicant)
Residential, Class A-1

Mr. Robert Doucette at 161 Xavier Circle spoke to the City Planning Commission about the proposal, which consists of realigning 17 properties and portions of open space on properties situated at 93, 94, 95, 96, 97, 98, 101, 103, 105, 107, 131, 135, 139, 161, 165, 169, and 173 Xavier Circle into 15 new Lots.

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

After further discussion and review, during which the Commission acknowledged a recommendation from the Department of Engineering and advisement from the Department of Law to hold the application pending satisfactory resolution to complaints from adjacent property owners of storm water runoff, the Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting.

3) R-19-39

Resubdivision

Combine Two Properties into One New Lot

109 and 111 Fountain Street

The Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class B

Ms. Terri Luckett from 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 109 and 111 Fountain 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-19-42

Resubdivision

Combine Two Properties into One New Lot

1300 South Avenue and 103 (aka 115) Parkway Drive

The Greater Syracuse Property Development Corporation and

Community Temple Church (owners/applicants)

Business, 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 two properties situated at 1300 South Avenue and 103 (aka 115) Parkway Drive 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. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 5) 3S-19-07
Three-Mile Limit Subdivision Review-Bloom – Moelis & Smith Subdivision
Realign Two Properties into Two New Lots
154 Century Drive and 104 Chaumont Drive, Town of Geddes
Barbara Bloom (owner/applicant)

Mr. Michael Smith at 104 Chaumont Drive in the Town of Geddes spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 154 Century Drive and 104 Chaumont Drive in the Town of Geddes 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. Rebecca Livengood seconded the motion. The motion passed unanimously.

VI. Minor Modifications

- 1) SP-87-04M4
Special Permit Modification-Restaurant
Modify Elevations
416-442 Grant Boulevard
Shop City Pw/lb, LLC (owner)
McDonald's USA, LLC (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. Rebecca Livengood made a motion to approve the request with a negative SEQRA declaration. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 2) SP-91-34M6
Special Permit Modification-Restaurant
Modify Elevation
311, 313 North Geddes Street
North Geddes St Prop, 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 the request with a negative SEQRA declaration. Mr. George Lynch seconded the motion. The motion passed unanimously.

VII. New Business

- 1) SR-11-12M1
Site Plan Review-Antenna
Modify an Existing (AT&T) Roof-Top Antenna Array
3020 James Street
American Legion/Crown Castle (owner)
Centerline Communications (applicant)
Zoning

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

After discussion and review, during which the Commission acknowledged that the site is located within the James Street Overlay District, Ms. Rebecca Livengood made a motion to authorize the request for a Public Hearing at the next regularly scheduled meeting. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 2) Z-2826
Project Plan-New Construction
Construct an 80,000-Square Foot Warehouse
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)
Planned Development 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. Mr. George Lynch seconded the motion. The motion passed unanimously.

VIII. Authorizations

Ms. Rebecca Livengood made a motion to authorize those cases listed for Public Hearings, in addition to those Hearings held open or authorized from this meeting, on Monday, August 5, 2019. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- IX. Ms. Christine Capella-Peters made a motion to adjourn at 6:41 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.