

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
August 5, 2019

I. Summary of cases discussed herein:

R-19-34	R-19-40	R-19-44	SP-19-12	SP-19-16	SP-19-17
SR-19-07	SR-11-12M1	R-19-45	R-19-48	3S-19-09	SP-06-41M1

II. Attendance

Members Present

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

Staff Present

Ms. Heather Lamendola
Mr. Jeff Harrop

III. Meeting called to order at 6:01 p.m.

IV. Approval of Minutes

Ms. Rebecca Livengood made a motion to approve the minutes of the July 9, 2019, Special Meeting of the City Planning Commission. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

Ms. Christine Capella-Peters made a motion to approve the minutes of the July 15, 2019, Regular Meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) R-19-34 (Continuation from 7/15/2019 SK, RL, CCP, WB, GL)
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 108 West Jefferson Street spoke to the City Planning Commission about the proposal, which consists of realigning 17 properties and portions of open space at 93, 94, 95, 96, 97, 98, 101, 103, 105, 107, 131, 135, 139, 161, 165, 169, 173 Xavier Circle into 15 new Lots.

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 noted that the City of Syracuse Departments of Engineering and Law withdrew a recommendation to hold the request, 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 and all requirements as may be levied by the Engineering and/or Law Departments. Mr. George Lynch seconded the motion. The motion passed unanimously.

2) R-19-40

Resubdivision

Realign Two Properties into Two New Lots

307 DeWitt Road and 3956 East Genesee Street

Tana L. Osada and William Pierce (owners/applicants)

Residential, Class A-1

Ms. Hana Osada at 307 Dewitt Road spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 307 Dewitt Road and 3956 East Genesee 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.

3) R-19-44

Resubdivision

Combine Three Properties into One New Lot

308 Gifford Street, 517 Wyoming Street, and 620 South West Street, Rear

Wyoming-Gifford, LLC (owner/applicant)

Business, Class A

Mr. Joseph Mastroianni of Mastroianni Engineering in Liverpool, New York, spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 308 Gifford Street, 517 Wyoming Street, and 620 South West Street, Rear into one new Lot, and is a companion case to a Special Permit application for a Restaurant within a Convenience Store.

Three people spoke in favor of the proposal. Ten people spoke in opposition to the proposal.

After further discussion and review, the Commission agreed to continue the Public Hearing at its next regularly scheduled meeting on August 26, 2019, to afford the applicant an opportunity to address public concerns with the neighborhood.

4) SP-19-12

Special Permit-Restaurant

Establish a Restaurant within a Convenience Store

308 Gifford Street, 517 Wyoming Street, and 620 South West Street, Rear

Wyoming-Gifford, LLC (owner)

Mahmoud Naji Mousa (applicant)

Business, Class A

Mr. Joseph Mastroianni of Mastroianni Engineering in Liverpool, New York, spoke to the City Planning Commission about the proposal, which consists of establishing a restaurant within a convenience store on properties situated at 308 Gifford Street, 517 Wyoming Street, and 620 South West Street, Rear into one new Lot, and is a companion case to a Resubdivision application to combine three properties into one new Lot.

Three people spoke in favor of the proposal. Ten people spoke in opposition to the proposal.

After further discussion and review, the Commission agreed to continue the Public Hearing at its next regularly scheduled meeting on August 26, 2019, to afford the applicant an opportunity to address public concerns with the neighborhood.

5) SP-19-16

Special Permit-Indoor Amusement and Recreation

Establish an Indoor Fitness Center

900 Burnet Avenue

Dellas Holding Co, LLC (owner)

Rheta West (applicant)

Industrial, Class A

Mr. Joseph Mastroianni of Mastroianni Engineering in Liverpool, New York, spoke to the City Planning Commission about the proposal, which consists of establishing an indoor fitness center on property situated at 900 Burnet Avenue.

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

After further discussion and review, during which the Commission noted review comments from the City of Syracuse Transportation Planner, Ms. Christine Capella-Peters made a motion to approve the request with a negative SEQRA declaration and a condition that the applicant revise the site plan to establish on-site parking consistent with comments from the Transportation Planner. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

6) SP-19-17

Special Permit-Gasoline Service Station

Establish a Gasoline Service Station with a Restaurant within a Convenience Store

401, 407, and 415 East Brighton Avenue

GAT 7393, LLC (owner)

Mirabito Holdings, Inc. (applicant)

Business, Class A and Commercial, Class B

Mr. Brian Bouchard of CHA Consulting at 300 South State Street spoke to the City Planning Commission about the proposal, which consists of establishing a gasoline station with a restaurant within a convenience store on properties situated at 401, 407, and 415 East Brighton Avenue.

No one spoke in favor of the proposal. Two people spoke in opposition to the proposal.

After further discussion and review, during which the applicant submitted revised plans, the Commission agreed to continue the Public Hearing at its next regularly scheduled meeting on August 26, 2019, to afford the Public an opportunity to review the revised plans and for the applicant to submit a detailed sigh proposal.

7) SR-19-07

Site Plan Review-Construct a Three-Family Dwelling with Two Driveways
943-945 Highland Street
The Greater Syracuse Property Development Corporation (owner)
A Tiny Home for Good (applicant)
Business, Class A

Mr. Andrew Lunetta 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 three-family dwelling with two driveways on property situated at 943-945 Highland 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 a waiver to allow two driveways. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

8) 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. Allison Babell at 59 Bayberry Circle, Liverpool, New York, and Ms. Brenda Blask-Lewis at 736 Eatonville Road, Herkimer, New York, spoke to the City Planning Commission about the proposal, which consists of modifying an existing roof-top wireless antenna array on property situated at 3020 James Street.

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.

9) R-19-45

Resubdivision

Combine Two Properties into One New Lot

303 Oak Street and 385 Gertrude Street

Coral Real Estate, LLC (owner/applicant)

Residential, Class B

Ms. Katelyn Wright of 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 303 Oak Street and 385 Gertrude Street into one new Lot.

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

After further discussion and review, Mr. George Lynch made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

10) R-19-48

Resubdivision

Combine Three Properties into Two New Lots

402, 406, and 408 Liberty Street

Kevin Thompson and

The Greater Syracuse Property Development Corporation (owners/applicants)

Business, Class A and Industrial, Class A

Ms. Katelyn Wright of the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 402, 406, and 408 Liberty Street into two new Lots.

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

After further discussion and review, during which the Commission noted the unique circumstances involved with the proposal, 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.

11) 3S-19-09

Three-Mile Limit Subdivision Review-Moore Road Subdivision

Divide One Parcel into Two New Lots

6655 Old Thompson Road, Town of DeWitt

Midcourt Builders Corp (owner)

Quantum Cool, LLC (applicant)

Ms. Christine Stevens of VIP Structures at 1 Websters Landing spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 6655 Old Thompson Road in the Town of DeWitt into two new Lots.

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.

VI. Minor Modifications

- 1) SP-06-41M1
Special Permit Modification-Restaurant
Modify Second Floor Plan
654-656 North Salina Street
Robert A. Matrone (owner/applicant)
Commercial, Class A

Mr. Jeff Harrop, Staff Planner for 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. Mr. George Lynch 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 or authorized from this meeting, on Monday, August 26, 2019. Mr. George Lynch seconded the motion. The motion passed unanimously.

- VIII. Ms. Christine Capella-Peters made a motion to adjourn at 8:45 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.