

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
August 26, 2019

I. Summary of cases discussed herein:

R-19-44	SP-19-12	SP-19-17	SP-19-20	SP-19-21
S-19-01	R-19-51	R-19-52	R-19-53	3S-19-08
	3S-19-10	3S-19-11	SP-07-12M3	

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 6:00 p.m.

IV. Approval of Minutes

Ms. Christine Capella-Peters made a motion to approve the minutes of the August 5, 2019, Regular Meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) R-19-44 (Continuation from 8/5/2019 SK, RL, CCP, GL)
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 and in agreement with the applicant, the Commission agreed to defer acting on the request pending approval from the Common Council for the applicant to encroach into the City right-of-way with respect to the companion case, SP-19-12.

- 2) SP-19-12 (Continuation from 8/5/2019 SK, RL, CCP, GL)
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.

Two people spoke in favor of the proposal. Five people spoke in opposition to the proposal.

After further discussion and review and in agreement with the applicant, the Commission agreed to defer acting on the request pending approval from the Common Council for the applicant to encroach into the City right-of-way.

- 3) SP-19-17 (Continuation from 8/5/2019 SK, RL, CCP, GL)
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. Four people spoke in opposition to the proposal.

After further discussion and review, Ms. Christine Capella-Peters made a motion to approve the request in part so as not to include any access to or from Thurber Street, with a negative SEQRA declaration and granting one waiver from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the sign regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 4) SP-19-20
Special Permit-Light Duty Motor Vehicle Repair
1417, 1421, and 1427-1431 Valley Drive
JRJP Properties (owner)
PHI-GI Inc., d/b/a J&J Automotive (applicant)
Business, Class A

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 light-duty motor vehicle repair shop on property situated at 1417, 1421, and 1427-1431 Valley Drive.

One letter in favor of the proposal was submitted to the Planning Commission. No one spoke in opposition to the proposal.

After further discussion and review, Mr. Walter Bowler made a motion to approve the request with a condition that permanent barriers are installed in front of the building between pedestrian access and vehicle parking, with a negative SEQRA declaration and granting one waiver from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the sign regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 5) SP-19-21
Special Permit-Transitional Parking Lot
1608 West Genesee Street
Kenneth Sniper (owner/applicant)
Residential, Class C

Mr. Kyle Thomas of Natural Systems Engineering at 120 East Washington Street spoke to the City Planning Commission about the proposal, which consists of establishing a transitional parking lot on property situated at 1608 West Genesee Street to service an existing restaurant (Brooklyn Pickle) on the adjacent property to the east,.

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 four waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the driveway location, front setback, parking surface coverage, and land scape buffer regulations. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 6) S-19-01
Street Abandonment
Abandon a Portion of Tracy Street
Erie Place Associates, LLC (petitioner)
City of Syracuse (owner)

Mr. Martin McDermott of Erie Place Associates at 2 Clinton Square spoke to the City Planning Commission about the proposal, which consists of abandoning a portion of the Tracy Street right-of-way adjacent to 648-662 Erie Boulevard.

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

After further discussion and review, the Commission agreed to continue the Public Hearing in order to gather additional information.

7) R-19-51

Resubdivision

Combine Four Properties into One New Lot

103, 105, and 107 Central Avenue and 632 Gifford Street, Rear

Mr. Kenny Suressi and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class AA

Ms. Tysha Martin of 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 103, 105, and 107 Central Avenue and 632 Gifford Street, Rear 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, noting that there is no true pattern on Central Avenue. Mr. George Lynch seconded the motion. The motion passed unanimously.

8) R-19-52

Resubdivision

Combine Two Properties into One New Lot

200-204 and 210 Waverly Avenue

Syracuse University (owner/applicant)

Planned Institutional District

Ms. Jennifer Bybee of the Syracuse University Office of Campus Planning, Design and Construction at 1320 Jamesville Avenue spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 200-204 and 210 Waverly Avenue 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.

9) R-19-53

Resubdivision

Combine Two Properties into One New Lot

218 and 220 Merriman Avenue

Patricia Blackmon and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class AA

Ms. Tysha Martin of 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 218 and 220 Merriman 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, noting previous resubdivision approvals. Mr. George Lynch seconded the motion. The motion passed unanimously.

10) 3S-19-08

Three-Mile Limit Subdivision-Unifirst Subdivision
Combine Eight Properties into One New Lot
103, 113 Luther Avenue and 113, 117 Seventh North Street, Town of Salina
Unifirst Corporation (owner/applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of combining eight properties situated at 103, 113 Luther Avenue and 113, 117 Seventh North Street in the Town of Salina 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. George Lynch seconded the motion. The motion passed unanimously.

11) 3S-19-10

Three-Mile Limit Subdivision-Canal Properties Subdivision
Divide One Parcel into Two New Lots
Medical Center Drive, Town of Manlius
DB Real Estate of Fayetteville, LLV (owner/applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of dividing one parcel situated on Medical Center Drive in the Town of Manlius into two new Lots.

No one spoke in favor of 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. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

12) 3S-19-11

Three-Mile Limit Subdivision-Eastwood Amended Subdivision
Combine Two Properties into One New Lot
4032-4036 New Court Avenue, Town of DeWitt
Self-Storage New Court, LLC (owner/applicant)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 4032-4036 New Court Avenue in the Town of DeWitt 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.

VI. Minor Modifications

1) SP-07-12M3

Special Permit Modification-Restaurant
Modify Floor Plan, Signage, and Elevations
500-506 Westcott Street
Mr. Lady Bug, LLC (owner)
Devine, Inc. (applicant)
Business, Class A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse spoke to the City Planning Commission about the proposal, which consists of modifying the floor plan, signage, and elevations for a Special Permit for a Restaurant on property situated at 500-506 Westcott Street.

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) CPC SEQRA Declaration and Intent to Act as Lead Agency

R-19-56 and PR-19-18
Resubdivision Application to Combine Five Properties into One New Lot in order to Facilitate the Construction of a Five-Story, Mixed-Use Building
401-03, 405, 407, 409, and 411-13 Prospect Avenue
St Joe's Health Center Props and BWI Hotel Acquisitions I, LLC (owners/applicants)
Business, Class A

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse spoke to the City Planning Commission about the proposal, which consists of the City Planning Commission acting as Lead Agency for a project to combine five properties situated at 401-03, 405, 407, 409, and 411-13 Prospect Avenue into one new Lot to facilitate the construction of a five-story, mixed-use building.

After discussion and review, Ms. Christine Capella-Peters made a motion for the City Planning Commission to act as Lead Agency for the subject project. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

2) Common Council Request to Act as Lead Agency
ReZone Syracuse Project

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse spoke to the City Planning Commission about the request, which consists of the City of Syracuse Common Council requesting to act as Lead Agency for the ReZone Syracuse project.

After discussion and review, Ms. Rebecca Livengood made a motion to not object to the City of Syracuse Common Council acting as Lead Agency for the ReZone Syracuse project. Ms. Christine Capella-Peters 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, September 16, 2019. Mr. George Lynch seconded the motion. The motion passed unanimously.

IX. Ms. Christine Capella-Peters made a motion to adjourn at 9:20 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.