

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
September 16, 2019

I. Summary of cases discussed herein:

S-19-01 SP-19-19 R-19-54 R-19-59 R-19-60 SP-74-07M1

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
Ms. Kathryn Ryan

III. Meeting called to order at 6:00 p.m.

IV. Approval of Minutes

Ms. Rebecca Livengood made a motion to approve the minutes of the August 26, 2019, Regular Meeting of the City Planning Commission. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) S-19-01 (Continuation from 8/26/2019 SK, RL, CCP, WB, GL)
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 or in opposition to the proposal.

After further discussion and review, Mr. Walter Bowler made a motion to recommend approval of the request with a negative SEQRA declaration. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

- 2) SP-19-19
Special Permit-Used Motor Vehicle Sales and Light Duty Motor Vehicle Repair
608-610 Hiawatha Boulevard East
Jamal Alqaraghuli (owner/applicant)
Commercial, Class A

Mr. Tom DiTullio, the applicant's architect/engineer spoke to the City Planning Commission about the proposal, which consists of establishing a Used Motor Vehicle Sales and Light Duty Motor Vehicle Repair business.

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

After further discussion and review, Ms. Chris Capella Peters stated that there should be an evaluation of the new construction compared to the context of the surrounding neighborhood, photographs should be submitted, plans should be revised to address the departmental comments, including signage. The Commission agreed to hold the hearing open until the necessary information and response is submitted.

3) R-19-54

Resubdivision

Combine Two Properties into One New Lot

349 and 351-353 South Warren Street

CommonSpace Warren, LLC (owner/applicant)

Central Business District-Office and Service District

Mr. Josh Werbeck, attorney for the applicant spoke to the City Planning Commission about the proposal, which consists of combining two properties into one new Lot at 349 and 351-353 South Warren Street.

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

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

4) R-19-59

Resubdivision

Combine Three Properties into One New Lot

501 (510, 505, 509) Catherine Street, 725 East Willow Street, and 616 Hickory Street

Catherine St, LLC (owner/applicant)

Residential, Class B-1

Mr. Vincent Ryan, of Kelpinger Freeman Associates, spoke to the City Planning Commission about the proposal, which consists of combining three properties into one new Lot at 501 (510, 505, 509) Catherine Street, 725 East Willow Street, and 616 Hickory Street.

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

After further discussion and review, the Commission noted that due to the presence of large scale properties currently in the surrounding area, this was not inappropriate. 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.

5) R-19-60

Resubdivision

Divide Two Properties into Three New Lots

825 Comstock Avenue and 123 Stratford Street

Isaac Benishai (owner/applicant)

Residential, Class A-1

Mr. Jim Knittle, architect for the applicant spoke to the City Planning Commission about the proposal, which consists of dividing two properties into three new Lots at 825 Comstock Avenue and 123 Stratford Street.

No one spoke in favor of or the proposal. Four persons spoke in opposition to the proposal and several emails were submitted prior to the public hearing in opposition.

After further discussion and review, the Commission held the hearing open in order to review the type of development and use proposed.

I. Modification Considerations

- 1) SP-74-07M1
Special Permit Modification
Modify Floor Plan and Signage
552 Westcott Street
Mavrikidis 2012 Rvcbke Trust (owner)
Doug Spangenberg (applicant)
Business, Class A

Ms. Heather Lamendola, Zoning Administrator, spoke to the City Planning Commission about the proposal, which consists of modifying the floor plan and signage on property situated at 552 Westcott Street.

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

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

II. Public Hearing Authorizations for MONDAY, October 7, 2019

- 1) SP-19-17 (Remanded back by Common Council)
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
- 2) R-19-56
Resubdivision
Combine Five Properties into One New Lot
401-403, 405, 407, 409, and 411-413 Prospect Avenue
St Joe's Health center Props and BWI Hotel Acquisitions I, LLC (owners/applicants)
Business, Class A

- 3) PR-19-18
Project Site Review-Demolition and New Construction
Construct a Five-Story, Mixed-Use Building
401-403, 405, 407, 409, and 411-413 Prospect Avenue
St Joe's Health center Props and BWI Hotel Acquisitions I, LLC (owners/applicants)
Business, Class A

- 4) SR-03-08M2
Site Plan Review-Antenna
918 Euclid Avenue
Erwin First Methodist Church (owner)
Brenda Blask-Lewis, Centerline Comm. (applicant)
Residential, Class A and Residential, Class AA

- 5) PS-19-01
Protected Site Designation
429 (aka 421) North State Street
Tino Marcoccia (owner)
The Syracuse Landmark Preservation Board (petitioner)
Commercial, Class A

- 6) R-19-57
Resubdivision
Divide One Property into Two New Lots
536 State Fair Boulevard
Butler Properties, LLC (owner/applicant)
Industrial, Class A

- 7) R-19-58
Resubdivision
Realign Two Properties into Two New Lots
102 and 104 East Kennedy Street
Jermain Armfield and GSPDC (owners/applicants)
Residential, Class B

- 8) R-19-62
Resubdivision
Combine Two Properties into One New Lot
4845-4865 and 4877 South Salina Street
Our Lady of Hope Church and
The Greater Syracuse Property Development Corporation (owners/applicants)
Residential, Class A-1

- 9) R-19-65
Resubdivision
Combine Two Properties into One New Lot
905 and 911 Hawley Avenue
Kler Htoo Baw GSPDC (owners/applicants)
Residential, Class A

10) 3S-06-06M1

Three-Mile Limit Subdivision Review-Fayetteville Town Center Subdivision
Divide One Property into Two New Lots
5351 North Burdick Street, Town of Manlius
COR Route 5 Company (owner/applicant)

11) 3S-19-12

Three-Mile Limit Subdivision Review-Birnbaum Subdivision
Combine Two Properties into One New Lot
3489 and 3493 Erie Boulevard East, Town of DeWitt
ESW Realty, LLC (owner/applicant)

12) 3S-19-13

Three-Mile Limit Subdivision Review-Towpath Subdivision
Combine Three Properties into Two New Lots
3711 and 6723 Towpath Road, Town of DeWitt
Berkley Properties, LLC (owner/applicant)

13) 3S-19-14

Three-Mile Limit Subdivision Review-Fedrizzi Subdivision
Combine Two Properties into One New Lot
301 and 303 Cherry Road
Richard Fedrizzi (owner/applicant)

III. Authorizations

The Commission noted the substantial number of cases requested to be placed on the next agenda. The Commission requested that no new business items be placed on the agenda, that the lighter cases be heard first, and additionally requested that that the hearings start at 5:30 p.m. in order to try and accommodate the large volume. Chris made a motion outlining this and the motion was seconded by Rebecca Livengood. The motion passed unanimously.

IV. Adjourn

Rebecca Livengood made a motion to adjourn at 7:30 p.m. Chris Capella Peters seconded the motion. The motion passed unanimously.