

Minutes of the Regular Meeting of the  
City of Syracuse Planning Commission  
City Hall, Syracuse, New York  
October 28, 2019

I. Summary of cases discussed herein:

R-19-57	R-19-56	PR-19-18	R-19-67
R-19-68	R-19-69	3S-19-15	3S-19-16

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 6:02 p.m.

IV. Approval of Minutes

Mr. Walter Bowler made a motion to approve the minutes of the October 7, 2019, Regular Meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) R-19-57 (Continuation from October 7, 2019 SK, RL, WB, CCP, GL)  
Resubdivision  
Divide One Property into Two New Lots  
536 State Fair Boulevard  
Butler Properties, LLC (owner/applicant)  
Industrial, Class A

Mr. Pat Reynolds from Ianuzzi and Romans Land Surveying at 5251 Witz Drive in North Syracuse, New York, spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 536 State Fair Boulevard 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. Walter Bowler seconded the motion. The motion passed unanimously.

- 2) R-19-56 (Continuation from October 7, 2019 SK, RL, WB, CCP, GL)  
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

Mr. Joe Durand from TDK Engineering at 19 Genesee Street in Camillus, New York, and Mr. John Bartolotti from Dalpos Architects and Integrators at 101 North Clinton Street, spoke to the City Planning Commission about the proposal, which consists of combining five properties situated at 401-403, 405, 407, 409, and 411-413 Prospect Avenue into one new Lot to facilitate new construction.

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. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) PR-19-18 (Continuation from October 7, 2019 SK, RL, WB, CCP, GL)  
Project Site Review-Demolition and New Construction  
Construct a Six-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

Mr. Joe Durand from TDK Engineering at 19 Genesee Street in Camillus, New York, and Mr. John Bartolotti from Dalpos Architects and Integrators at 101 North Clinton Street, spoke to the City Planning Commission about the proposal, which consists of demolishing five structures and constructing a six-story hotel with 24 apartments on property situated at 401-403, 405, 407, 409, and 411-413 Prospect Avenue.

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 and granting two waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the off-street parking and sign regulations. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

- 4) R-19-67  
Resubdivision  
Combine Two Properties into One New Lot  
201-203 and 205-207 Glenwood Avenue  
Timothy M. Rudd and  
The Greater Syracuse Property Development Corporation (owner/applicant)  
Residential, Class A-1

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 201-203 and 205-207 Glenwood Avenue into one new Lot.

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.

5) R-19-68

Resubdivision

Combine Two Properties into One New Lot

300-302 Hovey Street and 132 Chester Street

The Greater Syracuse Property Development Corporation (owner/applicant)

Residential, Class B

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 300-302 Hovey Street and 132 Chester Street 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.

6) R-19-69

Resubdivision

Combine Two Properties into One New Lot

335-339 and 359 South Salina Street

Acropolis Center, LLC (owner/applicant)

Central Business District-Retail

Mr. Ryan Benz from Acropolis Center, LLC, at 247 West Fayette Street, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 335-339 and 359 South Salina 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. George Lynch seconded the motion. The motion passed unanimously.

7) 3S-19-15

Three-Mile Limit Subdivision Review – Hayes-Belle Subdivision  
Realign Two Properties into Two New Lots  
4840 McDonald Road and 4849 Glenfield Drive, Town of Onondaga  
John and Susan Hayes and Suzanne and Lee Belle (owners/applicants)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 4840 McDonald Road and 4849 Glenfield Drive in the Town of Onondaga 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. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

8) 3S-19-16

Three-Mile Limit Subdivision Review-Falcon Ridge Subdivision  
Divide One Property into Three New Lots  
4192 Cleveland Road, Town of Onondaga  
Skyland Meadow Farms, Inc. (owner/applicant)

Mr. Daniel McMahon, President of Skyland Meadow Farms, Inc. at 4792 Yenny Road in the Town of Onondaga, spoke to the City Planning Commission about the proposal, which consists of dividing one property situated at 4192 Cleveland Road in the Town of Onondaga into three 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. New Business

1) SIDA Request to Act as Lead Agency

Construction of a 106,000-Square Foot Office Building  
300 and 324 Spencer Street  
Type 1 Action

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about a request from the Syracuse Industrial Development Agency to act as Lead Agency for a project situated at 300 and 324 Spencer Street, which involves the demolition of two building, a resubdivision of land to combine the two properties into one new Lot, and the construction of a 106,000-square foot office building, a covered parking garage, a Phase II building, and accessory parking.

After discussion and review, Ms. Rebecca Livengood made a motion to approve the request from the Syracuse Industrial Development Agency to act as Lead Agency. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VII. Authorizations

Mr. Walter Bowler made a motion to authorize those cases listed for Public Hearings on Monday, November 18, 2019. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

VIII. Adjourn

Ms. Rebecca Livengood made a motion to adjourn at 7:04p.m. Mr. George Lynch seconded the motion. The motion passed unanimously.