

Minutes of the Regular Meeting of the
City of Syracuse Planning Commission
City Hall, Syracuse, New York
November 18, 2019

I. Summary of cases discussed herein:

R-19-70 R-19-72 R-19-73 R-19-75 SR-19-08 SP-18-04

II. Attendance

Members Present

Mr. Steven Kulick
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 28, 2019, Regular Meeting of the City Planning Commission. Mr. George Lynch seconded the motion. The motion passed unanimously.

V. Public Hearings

1) R-19-70

Resubdivision

Combine Three Properties into Two New Lots

220, 222-224, and 226 Hawley Avenue

Joseph Downing and Willard Doswell, Richard A. Reina and

The Greater Syracuse Property Development Corporation (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 three properties situated at 220, 222-224, and 226 Hawley Avenue 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.

2) R-19-72

Resubdivision

Combine Two Properties into One New Lot

128 and 130 Gertrude Street

Afrah Alaswad and

The Greater Syracuse Property Development Corporation (owners/applicants)

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 128 and 130 Gertrude Street 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. Mr. George Lynch seconded the motion. The motion passed unanimously.

3) R-19-73

Resubdivision

Combine Three Properties into Two New Lots

101-119, 125, and 201 Wyoming Street

Near Westside Initiative, Inc. (owner/applicant)

Industrial, Class A

Mr. Dan Queri at 314 Bradford Parkway spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 101-119, 125, and 201 Wyoming Street 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.

4) R-19-75

Resubdivision

Combine Two Properties into One New Lot

300 and 324 Spencer Street

300 Spencer St., LLC (owner/applicant)

Lakefront, T-5

Mr. Scott Freeman from Keplinger Freeman Associates at 6320 Fly Road and Mr. Chad Rogers from King and King Architects at 358 West Jefferson Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 300 and 324 Spencer Street into one new Lot.

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

After further discussion and review, during which Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, explained that the Planning Commission could not take action on the request at this time as SIDA, acting as Lead Agency, has not completed their SEQRA review, the Commission provided comments to Staff to be submitted to SIDA for their consideration in making an informed decision on SEQRA, and agreed to continue the Public Hearing at the next regularly-scheduled meeting on December 9, 2019, in conjunction with the companion Site Plan Review application.

- 5) SR-19-08
Site Plan Review-Demolition and New Construction
Construct a 106,000-Square Foot Office Building
300 and 324 Spencer Street
300 Spencer St., LLC (owner/applicant)
Lakefront, T-5

Mr. Scott Freeman from Keplinger Freeman Associates at 6320 Fly Road and Mr. Chad Rogers from King and King Architects at 358 West Jefferson Street spoke to the City Planning Commission about the proposal, which consists of demolishing two existing buildings and constructing a 106,000-square foot, five-story office building with a one-story parking garage and accessory parking on property situated at 300 and 324 Spencer Street.

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

After further discussion and review, during which Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, explained that the Planning Commission could not take action on the request at this time as SIDA, acting as Lead Agency, has not completed their SEQRA review, the Commission provided comments to Staff to be submitted to SIDA for their consideration in making an informed decision on SEQRA, and agreed to continue the Public Hearing at the next regularly-scheduled meeting on December 9, 2019, to afford the applicant an opportunity to further revise the plans in compliance with the City of Syracuse Zoning Rules and Regulations, as amended.

VI. New Business

- 1) SP-18-04
Time Extension-Special Permit for a Restaurant
363 West Seneca Turnpike
The Valley Duke, LLC (owner)
Jamie Crouse (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, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration. Mr. George Lynch seconded the motion. The motion passed unanimously.

VII. Discussion: 2020 City Planning Commission Meeting Schedule

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse spoke to the City Planning Commission about the proposed 2020 CPC meeting schedule.

After discussion and review, the Commission agreed to defer acting on the proposed schedule to afford staff an opportunity to coordinate the proposed schedule with the Common Council 2020 meeting schedule, which was recently received.

VIII. Authorizations

Mr. George Lynch made a motion to authorize those cases listed for Public Hearings on Monday, December 9, 2019. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

IX. Adjourn

Mr. Walter Bowler made a motion to adjourn at 7:10 p.m. Mr. George Lynch seconded the motion. The motion passed unanimously.