

Minutes of the Meeting of the  
City of Syracuse Planning Commission  
City Hall, Syracuse, New York  
December 9, 2019

I. Summary of cases discussed herein:

R-19-75	SR-19-08	SP-86-39M1	R-19-76	R-19-77	R-19-78	R-19-79
R-19-82	3S-09-09M4	3S-19-17	SP-75-12M2	SP-19-20M1	SP-08-13M9	SR-14-09M1
SR-16-04	SR-16-05	SR-16-11	SP-16-10	R-18-46	Z-2805	

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 6:07 p.m.

IV. Approval of Minutes:

Mr. Walter Bowler made a motion to accept the minutes of the November 18, 2019, meeting of the City Planning Commission. Mr. George Lynch seconded the motion. The motion passed unanimously. Ms. Rebecca Livengood and Ms. Christine Capella-Peters abstained.

V. Public Hearings

- 1) R-19-75 (Continuation from 11/18/2019 SK, WB, GL)  
Resubdivision  
Combine Two Properties into One New Lot  
300 and 324 Spencer Street  
300 Spencer St., LLC (owner/applicant)  
Lakefront, T-5

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.

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

After further discussion and review, during which Ms. Kathryn Ryan, Corporation Counsel, reminded the Planning Commission that they could not take action on the request at this time as SIDA, acting as Lead Agency, has not completed their SEQRA review, the Commission agreed to continue the Public Hearing at the next regularly-scheduled meeting on December 30, 2019, in conjunction with the companion Site Plan Review application

- 2) SR-19-08 (Continuation from 11/18/2019 SK, WB, GL)  
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. 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.

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

After further discussion and review, during which Ms. Kathryn Ryan, Corporation Counsel, reminded the Planning Commission that they 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 additional 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 30, 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.

- 3) SP-86-39M1  
Special Permit Modification-Restaurant  
Modify Floor Plan and Signage  
505 North State Street  
Tsfahiwot Okube (owner/applicant)  
Commercial, Class A

Mr. Tom Ditulio at 237 Whittier Avenue, spoke to the City Planning Commission about the proposal, which consists of modifying the floor plan and signage for a Special Permit for a Restaurant on property situated at 505 North State 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 in part with a negative SEQRA declaration, granting a waiver from the sign regulations to allow the requested awning sign. Mr. George Lynch seconded the motion. The motion passed unanimously.

- 4) R-19-76  
Resubdivision  
Realign Two Properties into Two New Lots  
1202 Willis Avenue and 957 Emerson Avenue, Rear  
Gary Prochna and Basma Musharbash (owners/applicants)  
Industrial, Class A

Ms. Terri Luckett of the Greater Syracuse Property Development Corporation at 431 East Fayette Street, spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 1202 Willis Avenue and 957 Emerson Avenue, Rear into two new Lots.

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

5) R-19-77

Resubdivision

Combine Three Properties into Two New Lots

738-744, 752, and 764 West Onondaga Street

Hanie Eng, Christopher Community Inc. and

The Greater Syracuse Property Development Corporation (owners/applicants)

Residential, Class B-Transitional

Ms. Terri Luckett of the Greater Syracuse Property Development Corporation at 431 East Fayette Street, spoke to the City Planning Commission, which consists of combining three properties situated at 738-744, 752, and 764 West Onondaga Street into two new Lots.

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.

6) R-19-78

Resubdivision

Realign Two Properties into Two New Lots

1014 and 1032-1040 North Geddes Street

Salt City Enterprises, LLC (owner/applicant)

Lakefront, T-5

Mr. Len Montreal from Salt City Enterprises, LLC at 621 Hiawatha Boulevard West, spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 1014 and 1032-1040 North Geddes 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.

- 7) R-19-79  
Resubdivision  
Combine Three Properties into One New Lot  
1417, 1421, and 1427-1431 Valley Drive  
JRJP Properties, LLC (owner/applicant)  
Business, Class A

Mr. Jeff Phillips of JRJP Properties, LLC at 1427 Valley Drive, spoke to the City Planning Commission about the proposal, which consists of combining three properties situated at 1417, 1421, and 1427-1431 Valley Drive into one new Lot.

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.

- 8) R-19-82  
Resubdivision  
Combine Two Properties into One New Lot  
246-248, 250 East Water Street  
246-50 E Water St Partner, LLC (owner/applicant)  
Central Business District-Office and Service District

Mr. Luke Esposito at 235 East Water Street, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 246-248, 250 East Water 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. Walter Bowler seconded the motion. The motion passed unanimously.

- 9) 3S-09-09 M4  
Three-Mile Limit Subdivision Review-Town of Camillus  
Malibu Hills Estates Amendment #6  
Create Five New Lots  
Malibu Hills Drive  
Snowbirds Landing II, 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 creating five new Lots situated on Malibu Hills Drive in the Town of Camillus.

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.

10) 3S-19-17

Three-Mile Limit Subdivision Review-Town of Geddes  
Zavaglia Property Subdivision  
Realign Two Lots into Two New Lots  
430 South Avery Avenue  
Dominick Zavaglia

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 430 South Avery Avenue in the Town of Geddes 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.

VI. Minor Modifications

1) SP-75-12 M2

Special Permit Modification-Offices  
Modify Site Plan, Floor Plans, and Elevation  
2013 East Genesee Street  
Alliance for Peace & Social Justice, Inc. (owner/applicant)  
Residential, Class B-1 Transitional

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, 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. Walter Bowler seconded the motion. The motion passed unanimously.

2) SP-19-20 M1

Special Permit Modification-Light Duty Motor Vehicle Repair  
Modify Floor Plans and Elevations  
1417, 1421, and 1427-1431 Valley Drive  
JRJP Properties, LLC (owner/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, 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.

VII. Modification Considerations

- 1) SP-08-13M9  
Special Permit Modification-Parking Lot  
Install Four Wall Signs above the First Floor  
200 South Franklin Street (aka 333 West Washington Street)  
Washington/Walton Company LLC (owner/applicant)  
Central Business District-General Service

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

After discussion and review, the Commission deferred acting on the request and requested additional information from Corporation Council with respect to the appropriate review process.

VIII. New Business

- 1) SR-14-09 M1  
Site Plan Review-Time Extension, 4<sup>th</sup> Request  
Construct Two Four-Story Buildings  
700-720 Van Rensselaer Street  
COR Van Rensselaer St Co II, LLC (owner/applicant)  
Lakefront, T-5

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, 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.

- 2) SR-16-04  
Site Plan Review-Time Extension, 3<sup>rd</sup> Request  
Demolish an Existing Building and Construct a Five-Story Building  
328 West Kirkpatrick Street  
COR West Kirkpatrick Street Company, LLC (owner/applicant)  
Lakefront, T-5[1]

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

After discussion and review, the Commission deferred acting on the request and requested additional information from the applicant with respect to the overall project schedule.

- 3) SR-16-05  
Site Plan Review-Time Extension, 3<sup>rd</sup> Request  
Reconstruct an Existing Parking Lot  
128 Spencer Street  
COR Spencer St Company, LLC (owner/applicant)  
Lakefront, T-5

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

After discussion and review, the Commission deferred acting on the request and requested additional information from the applicant with respect to the overall project schedule.

- 4) SR-16-11  
Site Plan Review-Time Extension, 3<sup>rd</sup> Request  
Construct a Two-Story, Mixed-Use Building  
425 Solar Street  
COR Solar St Company II LLC (owner/applicant)  
Lakefront, T-5[1]

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

After discussion and review, the Commission deferred acting on the request and requested additional information from the applicant with respect to the overall project schedule.

- 5) SP-16-10  
Special Permit-Civic Use, Time Extension, 3<sup>rd</sup> Request  
425 Solar Street, Rear  
State of New York (owner)  
COR Solar Street Company V, LLC (applicant)  
Lakefront, T-5[1] and Lakefront, Civic Space (Promenade)

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

After discussion and review, the Commission deferred acting on the request and requested additional information from the applicant with respect to the overall project schedule.

- 6) R-18-46  
Resubdivision, Time Extension  
Divide One Property into Two New Lots  
312 Fillmore Avenue  
Loretto Housing Development Fund Co., Inc (owner/applicant)  
Planned Institutional District

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, 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.

7) Z-2805

Project Plan Review, Time Extension  
Exterior and Site Alterations  
312 Fillmore Avenue  
Loretto Housing Development Fund Co., Inc. (owner/applicant)  
Planned Institutional District

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

After 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.

8) Request from SIDA to Act as Lead Agency under SEQRA

JMA Tech Properties, LLC Project  
120-154 Cortland Avenue, 1010, 1022, 1029, 1033, 1049, 1049 (Rear), 1051, 1054, and  
1080-82 South Clinton Street, 222-24, 226, and 232 Tallman Street, 980-82, 1002-22,  
and 1024-40 South Salina Street

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, spoke to the City Planning Commission about the proposal.

After discussion and review, Ms. Rebecca Livengood made a motion to approve the request. Ms. Christine Capella-Peters seconded the motion. The motion passed unanimously.

9) 2020 City Planning Commission Meeting Schedule

Ms. Heather Lamendola, Zoning Administrator for the City of Syracuse, presented a proposed 2020 City Planning Commission meeting schedule. Mr. George Lynch made a motion to approve the schedule. Ms. Chris Capella-Peters seconded the motion. The motion passed unanimously.

IX. Authorizations

Mr. George Lynch made a motion to authorize those cases listed, in addition to those two held over from this meeting, for Public Hearings on Monday, December 30, 2019. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

X. Adjourn

Ms. Christine Capella-Peters made a motion to adjourn at 8:33 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.