

Minutes of the Meeting of the  
City of Syracuse Planning Commission  
City Hall, Syracuse, New York  
December 30, 2019

I. Summary of cases discussed herein:

R-19-75	SR-19-08	R-19-44	SP-19-12	AS-19-14(A)	R-19-83
3S-91-06M1	3S-19-18	3S-19-19	SP-18-15M1	SP-08-13M9	SP-84-24M2
Z-2766M1	SR-16-04	SR-16-05	SR-16-11	SP-16-10	

II. Attendance

Members Present

Mr. Steven Kulick  
Ms. Rebecca Livengood  
Mr. Walter Bowler

Staff Present

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 accept the minutes of the December 9, 2019, meeting of the City Planning Commission. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

V. Public Hearings

- 1) R-19-75 (Continuation from 12/9/2019 SK, RL, CCP, 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. Jeremy Cali, Attorney for Bankers Healthcare Group at 201 Solar Street, Mr. Chad Rogers from King and King Architects at 358 West Jefferson Street, and Mr. Scott Freeman from Keplinger Freeman Associates at 6320 Fly Road, 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, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) SR-19-08 (Continuation from 12/9/2019 SK, RL, CCP, 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. Jeremy Cali, Attorney for Bankers Healthcare Group at 201 Solar Street, Mr. Chad Rogers from King and King Architects at 358 West Jefferson Street, and Mr. Scott Freeman from Keplinger Freeman Associates at 6320 Fly Road, 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, Mr. Walter Bowler made a motion to approve the request with a negative SEQRA declaration and granting seven waivers from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the rear door, principal building, tree species, façade disposition and length, exterior finish material, and architectural opening regulations. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

3) R-19-44

Resubdivision

Combine Four Properties into One New Lot

308 Gifford Street, 515 and 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 four properties situated at 308 Gifford Street, 515 and 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.

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.

4) SP-19-12

Special Permit-Restaurant

Establish a Restaurant within a Convenience Store

308 Gifford Street, 515 and 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 establishing a restaurant within a convenience store on properties situated at 308 Gifford Street, 515 and 517 Wyoming Street, and 620 South West Street, Rear, and is a companion case to a Resubdivision application to combine four properties 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.

- 5) AS-19-14 (A)  
Sign Waiver Appeal  
Install Four Wall Signs  
300 South State Street  
Baruch Park Place, LLC (owner)  
Greg Fishel, Allied Sign Company (applicant)  
Central Business District, Office and Service

Mr. Brody Smith from Bond, Schoeneck and King at One Lincoln Center, spoke to the City Planning Commission about the proposal, which consists of an appeal of an administrative decision by the Zoning Administrator approving in part a sign waiver application to install four, internally-illuminated, wall signs on property situated at 300 South State Street.

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

After further discussion and review, during which the applicant suggested an alternative proposal to install three wall signs totaling  $\approx 850$  square feet, the Commission agreed to continue the Public Hearing at its next regularly-scheduled meeting on January 13, 2020.

- 6) R-19-83  
Resubdivision  
Combine Two Properties into One New Lot  
232 and 238 West Colvin Street  
The Greater Syracuse Property Development Corporation (owner/applicant)  
Residential, Class AA

Ms. Terri Luckett from the Greater Syracuse Property Development Corporation at 431 East Fayette Street spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 232 and 238 West Colvin 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.

7) 3S-91-06M1

Three-Mile Limit Subdivision Review-Town of DeWitt  
Brittonfield 3<sup>rd</sup> Amd.  
Combine Two Properties into One New Lot  
5008 Brittonfield Parkway  
Hemotology-Oncology Associates of NY, P.C. (owner/applicant)

Mr. Jeff Harrop, Staff Planner for the Office Zoning Administration, spoke to the City Planning Commission about the proposal, which consists of combining two properties situated at 5008 Brittonfield Parkway 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. 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) 3S-19-18

Three-Mile Limit Subdivision Review-Town of DeWitt  
Cornerstone Crossing Subdivision  
Combine Five Properties into Two New Lots  
Jamesville Road and Woodchuck Hill Road  
Michael R. Goodfellow (owner/applicant)

Mr. Jeff Harrop, Staff Planner for the Office Zoning Administration, spoke to the City Planning Commission about the proposal, which consists of combining five properties situated along Jamesville Road and Woodchuck Hill Road in the Town of DeWitt 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.

9) 3S-19-19

Three-Mile Limit Subdivision Review-Town of DeWitt  
Lot Line Adjustment  
Realign Two Properties into Two New Lots  
116 Maple Drive and 102 Hobson Avenue  
Bechara Karam (owner/applicant)

Mr. Jeff Harrop, Staff Planner for the Office Zoning Administration, spoke to the City Planning Commission about the proposal, which consists of realigning two properties situated at 116 Maple Drive and 102 Hobson Avenue in the Town of DeWitt 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 Modification

- 1) SP-18-15M1  
Special Permit Modification  
Modify Floor Plan  
225-303 Wilkinson Street  
Park Avenue Lantern Corporation (owner)  
Bradford & Euclid, LLC (applicant)  
Industrial, Class A

Mr. Jeff Harrop, Staff Planner for the Office Zoning Administration, 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 Consideration

- 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

Mr. Jeff Harrop, Staff Planner for the Office Zoning Administration, 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 and a condition that any future modification of the Special Permit for a Parking Lot include a comprehensive sign plan. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) SP-84-24M2  
Special Permit Modification  
Modify Floor Plan  
3107 East Genesee Street  
3107 East Genesee Realty, LLC (owner/applicant)  
Residential, Class C

Mr. Jeff Harrop, Staff Planner for the Office Zoning Administration, 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 and granting a waiver from the City of Syracuse Zoning Rules and Regulations, as amended, with respect to the sign regulations. Mr. Walter Bowler seconded the motion. The motion passed unanimously.

VIII. New Business

- 1) Z-2766M1  
Project Plan Review Modification  
Modify Site Plan, Floor Plan, and Elevation  
142 Oakland Avenue (Centennial Hall)  
Abby Lane Housing Corp (owner)  
Brenda Greenfield (applicant)  
Planned Institutional District

Mr. Jeff Harrop, Staff Planner for the Office Zoning Administration, 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.

IX. Old Business

- 1) 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]

Mr. Jeff Harrop, Staff Planner for the Office Zoning Administration, spoke to the City Planning Commission about the proposal.

After discussion and review, Mr. Steve Kulick made a motion to defer acting on the request pending addition information from the applicant regarding the project timeline and justification. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 2) 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

Mr. Jeff Harrop, Staff Planner for the Office Zoning Administration, spoke to the City Planning Commission about the proposal.

After discussion and review, Mr. Steve Kulick made a motion to defer acting on the request pending addition information from the applicant regarding the project timeline and justification. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 3) 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]

Mr. Jeff Harrop, Staff Planner for the Office Zoning Administration, spoke to the City Planning Commission about the proposal.

After discussion and review, Mr. Steve Kulick made a motion to defer acting on the request pending addition information from the applicant regarding the project timeline and justification. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

- 4) 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)

Mr. Jeff Harrop, Staff Planner for the Office Zoning Administration, spoke to the City Planning Commission about the proposal.

After discussion and review, Mr. Steve Kulick made a motion to defer acting on the request pending addition information from the applicant regarding the project timeline and justification. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

## X. Authorizations

Mr. Walter Bowler made a motion to authorize those cases listed, in addition to one held over from this meeting, for Public Hearings on Monday, January 13, 2020. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.

## XI. Adjourn

Mr. Walter Bowler made a motion to adjourn at 8:17 p.m. Ms. Rebecca Livengood seconded the motion. The motion passed unanimously.